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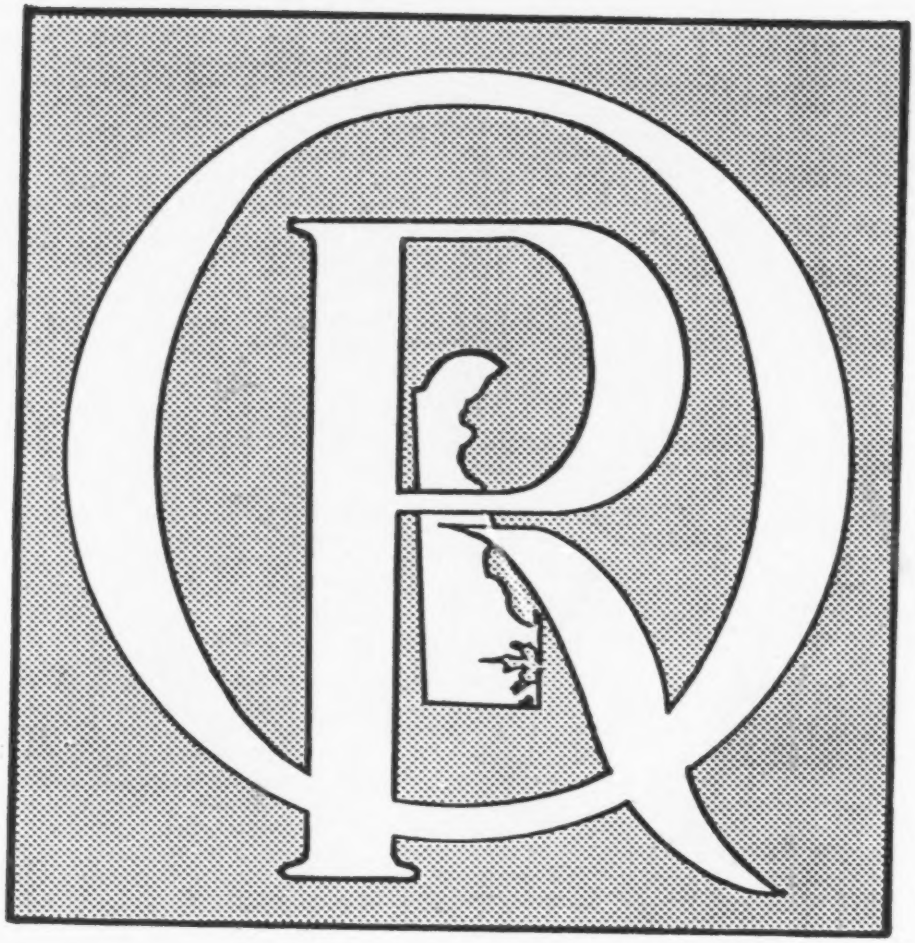
QUARTERLY REVIEW OF HOUSING PRODUCTION IN DELAWARE



THIRD QUARTER, 1982

STATE OF DELAWARE
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF HOUSING
AND
DELAWARE STATE HOUSING AUTHORITY

The cooperation of local building permit offices in supplying data for this report is gratefully acknowledged.

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QUARTERLY REVIEW
OF
HOUSING PRODUCTION
IN
DELAWARE

THIRD QUARTER, 1982

BY

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November, 1982

FOREWORD

Housing production for 1982 in Delaware is going to exceed 1981 by a fair amount, thanks largely to State and New Castle County bond issues for single-family homes and a third quarter surge in multi-family construction financed by the Delaware State Housing Authority.

As of Septmeber 30, total production stood at 2,998 units -- already nine units more than all 12 months of 1981.

Third quarter production of 1,456 units was 32 per-cent higher than the second quarter, and 76 per cent more than last year's third quarter. Almost half the total (708 units) was multi-family rental construction. It was the first time multi-family homes exceeded single-family units since the first quarter of 1979.

Robert S. Moyer

ROBERT S. MOYER
State Director of Housing

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BY: ROBERT S. MOYER
STATE DIRECTOR OF HOUSING
DELAWARE STATE HOUSING
AUTHORITY

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INTRODUCTION

This report presents housing activity in Delaware for the third quarter of 1982. Included are data on the number of new housing units authorized by building permit, construction costs, the number of mobile homes sold, details on unit composition as well as data on rehabilitated housing units and residential demolitions. This issue's feature article is by Robert S. Moyer, State Director of the Delaware State Housing Authority. Mr. Moyer's message is entitled "Perspective on Housing Production" and sets forth serious issues confronting DSHA by the changing national housing policies that impact its housing program adversely.

The information herein relates only to new housing units intended for occupancy on a housekeeping basis. Excluded are hotels, motels and other group residential structures. The figures are actual totals accumulated from authorized building permits recorded by various jurisdictions and compiled by the Delaware State Housing Authority.

Although the data relates to permit issuance rather than actual housing starts, permits are prompt, accurate indicators of construction activity. The United States Bureau of the Census states that approximately 98-99 percent of all authorized construction is eventually undertaken. So, for simplification, permit issuance is expressed as "starts".

Building Permit Jurisdictions

New Castle and Kent County's building permit systems cover all unincorporated areas within their respective boundaries plus those areas without permit systems. Those towns and municipalities having permit laws are counted as separate entries within their counties. An exception is the Town of Milford which straddles the borders for Kent and Sussex Counties. Therefore, Milford's

data is counted in the county containing the building activity.

Sussex County includes all municipalities in its building permit system, so it is necessary to adjust the total in order to avoid double-counting.

Definitions

Housing Unit - defined for the purposes of this report, a housing unit consists of a room or group of rooms intended for occupancy as separate, year-round living quarters by a family, group of unrelated people living together or a person living alone.

In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Migratory, seasonal and vacation housing have been omitted.

Single Family Unit - one-family free-standing home and townhouses or row houses intended to be sold.

Multi-Family Units - a building occupied by more than one-family all sharing a common area of land (i.e. condominiums, apartments and townhouses intended to be rented.)

Chart 4 is based on the number of new mobile homes sold and titled for use in Delaware. Those homes labeled sectional, modular or "prefab" are counted as on-site construction.

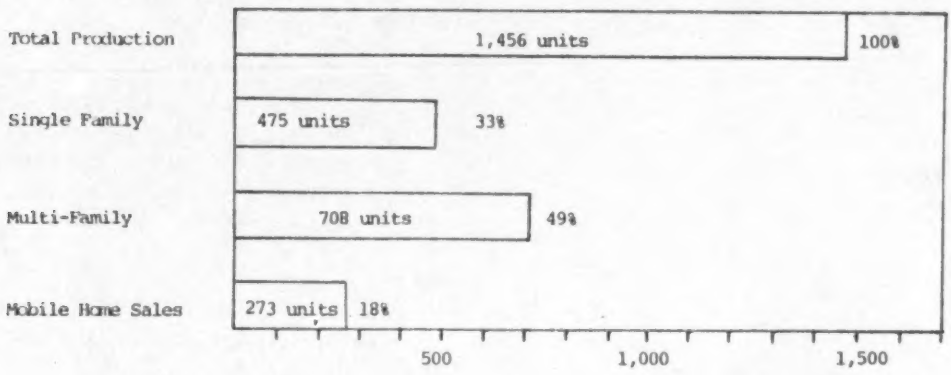
Chart 8 presents enumeration on substantial rehabilitation as taken from building permits. Additions and alterations containing three of the following four elements constitute substantial rehabilitation: electrical, heating, plumbing or structural work.

HOUSING PRODUCTION THIRD QUARTER, 1982

New housing construction in Delaware again realized an increase during the third quarter, 1982 with production totalling 1,456 units. The 32% increase in new residential starts in July, August and September from last quarter's 1,104 production figure is primarily due to new federally subsidized multi-family housing developments that were faced with sure cancellation if construction did not begin by September 30. Single family on-site housing activity rose 68% this quarter and the increase was seen in all three counties. Mobile home sales did not quite meet sales during the second quarter this year.

The composition of new housing starts during 1982's third quarter is:

Fig. 1 - 3rd Quarter 1982 Housing Production in Delaware



On-site activity in New Castle County totalled 856 units this quarter, more than double the 384 housing starts last quarter. The major reason for the sharp increase is the 587 recorded multi-family housing units that began construction. All projects are receiving federal rental subsidies and will house Delaware's low and moderate income citizens. Financing is being provided by the Delaware State Housing Authority for all but Terry Apartments and North Village as follows:

Location	Name	#Units	Type
Wilmington	Terry Apartments	161	Elderly
Wilmington	Metroplex II	41	Family
New Castle Co.	Lexington Green	125	Family
New Castle Co.	Spencer Apartments	72	Family
New Castle Co.	Woodlea Apartments	103	Elderly
New Castle Co.	Middletown Trace	65	Elderly & Family
New Castle Co.	North Village	20	Family

This quarter's multi-family housing activity is more than double the 226 recorded starts during the second quarter of 1982. This time last year, no multi-family activity was noted.

Single family new home construction jumped 70% from last quarter's 158 units but is 14% short of single family starts a year ago. Because practically all of that increase is in the county-wide housing subdivision areas, it is fair to assume that the State and New Castle County mortgage bond programs are providing more housing in Delaware for persons and families with a limited income. Noteworthy was the start of 87 new homes in Taylortowne designed as a duplex living unit with the structural appearance of one single family ranch home.

Housing production in Kent County increased to 50 units, only three single family units more than last quarter, but is nearly double the 29 new housing units counted for the same quarter a year ago. Most of the new homes are scattered throughout the county. The balance are being built in Dover, primarily in Retreat II, and in Green Meadows in Smyrna. The Town of Smyrna is the recent recipient of a federal grant through the Farmers Home Administration which could add 57 new prefabricated modular homes to the Green Meadows housing development. The homes are designed for purchase by middle income families.

Sussex County also saw an overall increase in housing production during the third quarter. Single family housing starts (156) more than doubled the 77 units recorded last quarter, but multi-family starts (121) were down by 17% this period. New single family construction occurred chiefly in unincorporated county areas with notable activity in Rehoboth, Bethany and Lewes areas. Overall, new housing activity in Sussex County this quarter is up 29% from this quarter last year.

Of the 121 multi-family housing units that began this quarter, 102 are under construction in the Town of Laurel. They are the 30-unit Carvel Gardens Annex and 72-unit Little Creek Apartment projects that are receiving federal rent subsidies and will house low and moderate income Delawareans in that area.

CONSTRUCTION COSTS

Reported from building permits; costs of land, architectural services, engineering, financing and other professional fees are not included.

TOTAL COST

The 1,183 units of on-site housing construction activity during the third quarter, 1982 produced a total permit value construction cost of $35,106,122, a 58% increase over the $22,230,276 recorded last quarter for 799 units. Statewide single family total cost for the 475 units this quarter amounted to $16,390,189, while the 708 multi-family housing units generated $18,715,933 in total construction costs. Because most of these multi-family units are receiving Federal rental assistance and below market rate financing, total project costs are kept to a minimum.

Total housing permit value this quarter nearby doubled construction costs this time last year of $18,518,605. Based on recorded permit value, total construction costs by county and type of unit this quarter as compared to last and the comparable quarter one year ago are shown on the following page.

SINGLE FAMILY PRODUCTION

	3rd Qtr. 1982	2nd Qtr. 1982	3rd Qtr. 1981
New Castle Co.	$ 7,739,735	$ 5,099,125	$ 7,935,249
Kent Co.	2,069,110	1,870,587	1,414,836
Sussex Co.	16,390,189	10,390,970	15,203,895

MULTI-FAMILY PRODUCTION

	3rd Qtr. 1982	2nd Qtr. 1982	3rd Qtr. 1981
New Castle Co.	$15,809,933	$ 5,032,000	0
Kent Co.	0	3,500,000	0
Sussex Co.	2,906,000	3,307,306	3,314,710

AVERAGE COSTS

Statewide average housing construction costs this quarter remained below the $30,000 level for the second consecutive quarter for both single and multi-family housing. However, the $29,676 average housing costs represents a 7% rise from last quarter's average costs but is still 11% lower than statewide average housing costs the same quarter a year ago. The statewide average cost of a new single family home this quarter is $34,506 with multi-family housing averaging a per-unit value of $26,435.

Single family housing costs were lowest in New Castle County, with an average of $28,772 per home, 11% less than the second quarter but slightly higher than comparable figures last year. The County's 202 multi-family units produced an average per-unit cost of $26,933, 21% greater than the $22,265 recorded last quarter for the 226 recorded multi-family units.

Delaware's central county, Kent, produced an average housing cost of $41,382 this quarter which returned it to its consistently high level statewide. The average cost in Kent County is for single family residential construction only and increased the County's combined average housing cost by 49%. Single family cost in Kent County increased by 4% from this year's second quarter figure of $39,800. This time last year, average housing costs in Kent County were 15% higher than this third quarter and were for single family housing only.

Sussex County's average per-unit housing cost this quarter ($34,250) reflects only a $3,941 increase over last quarter's average housing costs for both single and multi-family housing. Average costs in this county have held in the low $30,000 range for the last six months, but prior to that had been calculated in the $40,000 - $50,000 + category. The new 121 multi-family housing units which began construction this quarter generated a per-unit average cost of $24,017 while single-family costs averaged in at $42,188 keeping single family housing costs constantly in the $40,000 range for the past two and one-half years.

UNIT PROFILE

Housing data charts 5, 6 and 7 detail statistics gathered from building permits with regard to the planned number of bedrooms, square feet of living requirements and the type of heat selected per unit.

Of the 1,183 new housing units for which construction started during the third quarter of 1982, the majority (28%) once again were designed for one-bedroom multi-family use. The most popular design for a single family unit is three-bedroom. The breakdown of bedroom mix per type of new housing unit this quarter is:

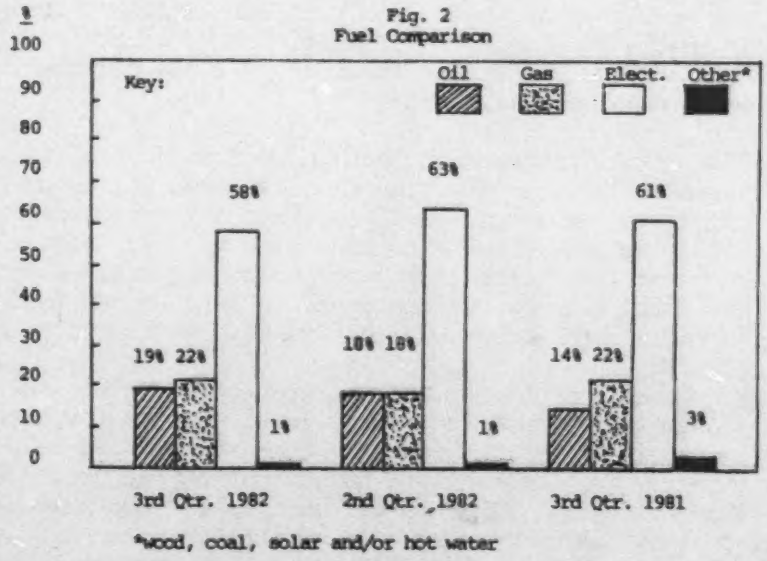
	Single-Family	Multi-Family
1 BR	1%	47%
2 BR	21%	30%
3 BR	68%	20%
4+ BR	10%	3%

This time last year with the minimal amount of multi-family housing construction, the three-bedroom single family unit was the lead design.

With 653 units scheduled for either one or two-bedrooms, the major portion, 724, or (61%) of new home starts this quarter will contain less than 1,000 square feet of living space. Units containing between 1,000 and 1,500 square feet accounted for 303, or 26%, of the total, and 156 units, 13%, of the units will contain greater than 1,500 square feet. In the third quarter of 1981 the most popular unit was mid-sized.

The distribution of heating sources for total on-site residential construction this quarter, as compared to last quarter and the comparable quarter of 1981 is shown in Figure 2 below.

Fig. 2
Fuel Comparison



*wood, coal, solar and/or hot water

MOBILE HOME ACTIVITY

New mobile homes titled during July, August and September this year totalled 273, 32 sales less than in the second quarter but still three mobile homes more than this time a year ago. Sales dropped in both New Castle and Kent Counties, 26 and 114 respectively, but increased to 133 from 112 last quarter in Sussex County.

The drop in mobile home titles in New Castle County represents a 61% loss and is 42% less than the 45 sales recorded in the third quarter of 1981. Kent County's 114 new titles is just 13 less than last quarter but eight more than a year ago this time. The 133 new mobile homes sold in Sussex County this quarter is the highest recorded for the past 15 months.

REHABILITATED HOUSING

Home modifications or improvements for which permits have been issued range from adding a bathroom, bedroom or family room to substantial rehabilitation of a fire damaged unit. Alterations and additions to existing housing units in Delaware this quarter totalled 316 units at a total cost of $4,654,000 averaging $14,728 per unit. Housing renovation work begun this quarter is down 8% but per-unit costs are 58% higher due to several multi-family housing rehabilitation jobs in the City of Wilmington.

Worthy of mention in Wilmington are the following: 1) substantial renovation of the Salvation Army's emergency housing shelter that will provide dormitory quarters for about 60 persons; 2) complete rehabilitation of the 23-unit King Plaza low and moderate income housing development on Market and 25th Streets, which is receiving federal rental subsidies through the Delaware State Housing Authority; 3) private single family residential rehab efforts in the 800 block of Adams Street.

The 606 unit Greenville Apartment Complex in New Castle County began its first phase substantial rehab efforts with 28 units this quarter.

FEDERAL HOUSING ASSISTANCE

Federal assistance in the form of direct loans, subsidies, mortgage insurance or mortgage guarantees for newly constructed single family homes in Delaware during July, August and September, 1982 were extended to 31 units, just one unit less than last quarter but is still greater than the 26 loans during 1982's third quarter. Practically all (27) of the homes receiving federal assistance this quarter were provided loans by the U.S. Farmers Home Administration, 18 of which went to Sussex County. New Castle County received just two loans for residential construction and seven loans were extended to Kent County.

The remaining four loans for new home construction were through Veterans Administration (one loan) and the Federal Housing Administration (three loans).

NATIONAL HOUSING PICTURE

Housing starts nationwide are tabulated by the U. S. Department of Commerce. Reports in July indicated a 34% jump in new housing construction from seasonably adjusted figures reported the previous month. In August, housing construction fell 16% nationally but climbed again in September by 14.4%. The housing production increases in July and September were attributed primarily to the increase in multi-family subsidized housing construction. According to news reports, while the National Association of Homebuilders is delighted with the increased housing activity, economists for the Mortgage Bankers feel "the fledgling recovery of housing reflects the sharp easing in interest rates that began in the summer."

Q U A R T E R L Y F E A T U R E

PERSPECTIVE ON HOUSING PRODUCTION

By: Robert S. Moyer
State Director of Housing
Delaware State Housing Authority

PERSPECTIVE ON HOUSING PRODUCTION

As readers of the Quarterly Review will note quickly, the third quarter housing production figures for Delaware indicate a very influential role was played by the State's housing finance agency. It's $40,000,000 single family bond issue that closed in July, along with construction starts in late September on multi-family housing financed by three bond issues that totalled $80,150,000, were directly responsible for the relatively high increase in production.

It is important, however, to keep the third quarter gains in perspective. While the figures are impressive and encouraging, there should be no misinterpretation of their significance. They do not herald a recovery from the housing industry depression. They reflect a healthy shot in the arm.

Because the statistics do demonstrate the potential of the State's housing finance agency to contribute positively and constructively to Delaware's homebuilding and real estate businesses, it is probably of considerable interest to these businesses to understand the seriousness of the issues confronting the Delaware State Housing Authority by reason of the changes in national housing policy taking place in Washington that impact DSHA's programs adversely.

Accordingly, reprinted here is the Message from the Director that is contained in DSHA's recently published annual report for fiscal 1982. If readers who have not received a copy would like one, just call or write our Research and Information Office. The message is:

Despite another good year of multi-family housing completions (439) and starts (351), and the financing of 1,000 single family homes with a bond sale

in late June, Fiscal Year 1982 was troublesome for DSHA and all federally assisted housing programs in the country. That's because national housing policy is undergoing drastic and rapid change.

In our judgment, the 33-year commitment to a decent home in a suitable living environment for every American family is being reneged upon in a very deliberate and systematic way.

Delawareans should be wary of the consequences and aware of the implications for State housing policy.

Some of the potential consequences are:

1. The planned elimination of subsidies for newly constructed housing in 1983 can mean the end of DSHA's production program for multi-family housing that has provided 2,892 units since 1976.

2. The December 1983 sunset provision in the Mortgage Subsidy Tax Bond Act of 1980 can mean the end of DSHA's single family mortgage purchase program that has provided some 3,500 units for mostly first-time home buyers in the past three years.

3. Federal funding for DSHA's new program of community development that was launched successfully this year has been proposed for elimination in 1984.

4. Cutbacks in public housing operating subsidies in the name of reducing the federal budget deficit threaten the solvency of DSHA's 165-unit scattered sites project in Kent County.

5. The planned substitution of a voucher system for the Section 8 existing program sometime in 1983 can mean a tight supply of low-income housing, heavy demand and higher rents.

Halting the production of subsidized housing will not be noticed for a while in Delaware because of ongoing construction. As a result of DSHA's successful securing of millions of subsidy dollars, 11 multi-family projects will

have met the October 1 deadline for start of construction. But when these are all complete by sometime in the first half of 1984, our production program of federally subsidized housing will end unless Congress intervenes in the interim.

Another part of the picture that will be out of focus for quite some time is the actual extent of substandard housing in our State. It is for that reason that this 1982 Annual Report pictorially emphasized deficient housing throughout Delaware. Concerned and caring citizens can't become complacent just because the 1980 U. S. Census implies that only 5,638 units are in need of rehabilitation or replacement.

Up until, and including the 1960 U. S. Census, the Census Bureau defined substandard housing as units enumerated as dilapidated and/or lacking some or all plumbing facilities. For the 1970 and 1980 censuses, no data on number of dilapidated housing units was enumerated. For 1970, the Census Bureau suggested that a factor of 1.4 percent of housing units with adequate plumbing be assumed to be dilapidated, based on the percentage of such units nationwide in 1960. When added to units with inadequate plumbing, that number would approximate the 1970 substandard unit figure. For Delaware it came to 11,200 units, of 6.2 per cent of the year-round housing stock. The same methodology shows the 1980 substandard figure to be 8,899 units, or 2.7 percent of Delaware's housing stock.

But a more comprehensive definition of substandard housing for 1970 was developed by the Division of Housing and the State Planning Office that showed 22,500 units was a more accurate count. By modifying the value and contract rent components of the 1970 state definition to reflect inflation,

a 1980 state estimate of substandardness would be on the order of 19,000 to 20,000 units.

That figure is better than a decade ago, but nowhere near being acceptable. The Delaware State Housing Authority proposes to have a study made of housing conditions in Delaware to more accurately determine the dimensions of the problem of inadequate housing.

The time is now, however, to begin public discussion and deliberation on the level of commitment the State will make to assure an adequate supply of decent and affordable housing for all its citizens after the federal presence ceases to be felt effectively in Delaware by June, 1984.

##########

APPENDIX A

HOUSING DATA CHARTS

1 - 9

CHART 1-A: ON-SITE PERMITS ISSUED

NEW CASTLE COUNTY

LOCATION	STRUCTURE	1981 3rd QTR.	1981 4th QTR.	1981 TOTAL	1982 1st QTR.	1982 2nd QTR.	1982 3rd QTR.	1982 TOTAL
Bellefonte	Sngl.-fam.	1	0	1	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	1	0	1	0	0	0	0
Elsmere	Sngl.-fam.	0	0	0	1	0	1	2
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	1	0	1	2
New Castle	Sngl.-fam.	0	0	2	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	2	0	0	0	0
Newark	Sngl.-fam.	0	1	4	2	1	0	3
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	1	4	2	1	0	3
Wilmington	Sngl.-fam.	11	47	80	2	5	30	37
	Multi-fam.	0	48	48	0	226	202	428
	Total	11	95	128	2	231	232	465
N.C. Co. Balance	Sngl.-fam.	299	82	770	63	152	238	453
	Multi-fam.	0	0	122	0	0	385	385
	Total	299	82	892	63	152	623	838
N.C. Co. Total	Sngl.-fam.	311	130	857	68	158	269	495
	Multi-fam.	0	48	170	0	226	587	813
	Total	311	178	1,027	68	384	856	1,308

CHART 1-B: ON-SITE PERMITS ISSUED

KENT COUNTY

		1981			1982			
LOCATION	STRUCTURE	3rd QTR.	4th QTR.	1981 TOTAL	1st QTR.	2nd QTR.	3rd QTR.	1982 TOTAL
Camden	Sngl.-fam.	0	-	0	-	-	-	-
	Multi-fam.	0	-	0	-	-	-	-
	Total	0	-	0	-	-	-	-
Dover	Sngl.-fam.	2	6	21	7	7	8	22
	Multi-fam.	0	0	0	0	0	0	0
	Total	2	6	21	7	7	8	22
Harrington	Sngl.-fam.	0	0	1	0	1	0	1
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	1	0	1	0	1
Milford	Sngl.-fam.	0	0	2	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	146
	Total	0	0	2	0	146	0	146
Smyrna	Sngl.-fam.	1	0	2	0	0	5	5
	Multi-fam.	0	0	0	0	0	0	0
	Total	1	0	2	0	0	5	5
Kent	Sngl.-fam.	26	25	107	14	39	37	90
County	Multi-fam.	0	0	0	0	0	0	0
Balance	Total	26	25	107	14	39	37	90
Kent	Sngl.-fam.	29	31	133	21	47	50	118
County	Multi-fam.	0	0	0	0	146	0	146
Total	Total	29	31	133	21	193	50	264

CHART 1-C: ON SITE PERMITS ISSUED

SUSSEX COUNTY

		1981			1982			
LOCATION	STRUCTURE	3rd	4th	1981 TOTAL	1st QTR.	2nd QTR.	3rd QTR.	1982 TOTAL
Bethany	Sngl.-fam.	13	16	83	24	21	12	57
	Multi-fam.	18	11	64	0	0	0	0
	Total	31	27	147	24	21	12	57
Georgetown	Sngl. fam.	1	1	2	2	0	2	4
	Multi-fam.	0	0	0	0	0	0	0
	Total	1	1	2	2	0	2	4
Laurel	Sngl.-fam.	3	1	8	0	0	0	0
	Multi-fam.	24	0	24	0	0	102	102
	Total	27	1	32	0	0	102	102
Lewes	Sngl.-fam.	1	7	11	1	0	4	5
	Multi-fam.	0	0	52	0	0	0	0
	Total	1	7	63	1	0	4	5
Milford	Sngl.-fam.	4	2	12	1	0	2	3
	Multi-fam.	0	0	0	0	0	0	0
	Total	4	2	12	1	0	2	3
Millsboro	Sngl.-fam.	1	0	2	0	0	1	1
	Multi-fam.	0	0	0	0	24	0	24
	Total	1	0	2	0	24	1	25
Milton	Sngl.-fam.	0	0	0	0	0	2	2
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	2	2
Rehoboth	Sngl.-fam.	2	0	12	8	3	53	64
	Multi-fam.	4	11	29	4	0	0	4
	Total	6	11	41	12	3	53	68
Seaford	Sngl.-fam.	5	1	10	0	0	2	2
	Multi-fam.	0	0	0	0	121	0	121
	Total	5	1	10	0	121	2	123
Sussex Co. Balance	Sngl.-fam.	111	49	433	84	53	78	215
	Multi-fam.	28	48	141	45	0	19	64
	Total	139	97	574	129	53	97	279
Sussex Co. Total	Sngl.-fam.	141	77	573	120	77	156	353
	Multi-fam.	74	70	310	49	145	121	315
	Total	215	147	883	169	222	277	668
STATE TOTAL	Sngl.-fam.	481	238	1,563	209	282	475	966
	Multi-fam.	74	118	480	49	517	708	1,274
	Total	555	356	2,043	258	799	1,183	2,240

CHART 2-A: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

NEW CASTLE COUNTY

LOCATION	STRUCTURE	3rd QTR.	4th QTR.	1987 TOTAL	1st QTR.	2nd QTR.	3rd QTR.	1987 TOTAL
Bellefonte	Sngl.-fam.	17,000	0	17,000	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	17,000	0	17,000	0	0	0	0
Elsmere	Sngl.-fam.	0	0	0	12,000	0	30,000	42,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	12,000	0	30,000	42,000
New Castle	Sngl.-fam.	0	0	70,000	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	70,000	0	0	0	0
Newark	Sngl.-fam.	0	22,700	150,600	65,000	21,000	0	86,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	22,700	150,600	65,000	21,000	0	86,000
Wilmington	Sngl.-fam.	590,000	1,363,400	2,928,400	132,000	200,000	790,000	1,122,000
	Multi-fam.	0	1,500,000	1,500,000	0	5,032,000	5,069,376	10,101,376
	Total	590,000	2,863,400	4,428,400	132,000	5,232,000	5,859,376	11,223,376
N.C. Co. Balance	Sngl.-fam.	7,328,249	3,003,225	23,552,594	2,427,570	4,878,125	6,919,735	14,225,430
	Multi-fam.	0	0	1,599,000	0	0	10,740,557	10,740,557
	Total	7,328,249	3,003,225	25,151,594	2,427,570	4,878,125	17,660,292	24,965,987
N.C. Co. Total	Sngl.-fam.	7,935,249	4,389,325	26,718,594	2,636,570	5,099,125	7,739,735	15,475,430
	Multi-fam.	0	1,500,000	3,099,000	0	5,032,000	15,809,933	20,841,933
	Total	7,935,249	5,889,325	29,817,594	2,636,570	10,131,125	23,549,668	36,317,363

CHART 2-B: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
KENT COUNTY

LOCATION	STRUCTURE	1981 3rd Qtr.	1981 4th Qtr.	1981 Total	1982 1st Qtr.	1982 2nd Qtr.	1982 3rd Qtr.	1982 TOTAL
Camden	Sngl.-fam.	0	-	0	-	-	-	-
	Multi-fam.	0	-	0	-	-	-	-
	Total	0	-	0	-	-	-	-
Dover	Sngl.-fam.	170,000	231,000	1,005,000	279,200	264,000	257,000	800,200
	Multi-fam.	0	0	0	0	0	0	0
	Total	170,000	231,000	1,005,000	279,200	264,000	257,000	800,200
Harrington	Sngl.-fam.	0	0	28,000	0	31,500	0	31,500
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	28,000	0	31,500	0	31,500
Milford	Sngl.-fam.	0	0	76,000	0	0	0	0
	Multi-fam.	0	0	0	0	3,500,000	0	3,500,000
	Total	0	0	76,000	0	3,500,000	0	3,500,000
Smyrna	Sngl.-fam.	37,000	0	82,000	0	0	146,200	146,200
	Multi-fam.	0	0	0	0	0	0	0
	Total	37,000	0	82,000	0	0	146,200	146,200
Kent County Balance	Sngl.-fam.	1,207,836	1,078,100	4,906,970	521,800	1,575,087	1,665,910	3,762,797
	Multi-fam.	0	0	0	0	0	0	0
	Total	1,207,836	1,078,100	4,906,970	521,800	1,575,087	1,665,910	3,762,797
Kent County Total	Sngl.-fam.	1,414,836	1,309,100	6,097,970	801,000	1,870,587	2,069,110	4,740,697
	Multi-fam.	0	0	0	0	3,500,000	0	3,500,000
	Total	1,414,836	1,309,100	6,097,970	801,000	5,370,587	2,069,110	8,240,697

CHART 2-C: TOTAL COST ON-SITE CONSTRUCTION (REPORTED FROM PERMITS)

SUSSEX COUNTY

LOCATION	STRUCTURE	1981 3rd Qtr.	1981 4th Qtr.	1981 TOTAL	1982 1st Qtr.	1982 2nd Qtr.	1982 3rd Qtr.	1982 Total
Bethany	Sngl.-fam.	683,156	719,113	3,690,587	1,166,636	895,219	461,321	2,523,176
	Multi-fam.	1,238,170	610,000	2,978,170	0	0	0	0
	Total	1,921,326	1,329,113	6,668,757	1,166,636	895,219	461,321	2,523,176
Georgetown	Sngl. fam.	37,495	35,000	72,495	81,500	0	86,000	167,500
	Multi-fam.	0	0	0	0	0	0	0
	Total	37,495	35,000	72,495	81,500	0	86,000	167,500
Laurel	Sngl.-fam.	101,430	33,500	267,430	0	0	0	0
	Multi-fam.	600,000	0	600,000	0	0	2,450,000	2,450,000
	Total	701,430	33,500	867,430	0	0	2,450,000	2,450,000
Lewes	Sngl.-fam.	40,000	467,000	641,000	40,000	0	272,145	312,145
	Multi-fam.	0	0	1,125,000	0	0	0	0
	Total	40,000	467,000	1,766,000	40,000	0	272,145	312,145
Milford	Sngl.-fam.	104,800	85,000	125,300	35,300	0	97,200	132,500
	Multi-fam.	0	0	0	0	0	0	0
	Total	104,800	85,000	125,300	35,300	0	97,200	132,500
Millsboro	Sngl.-fam.	31,000	0	111,000	0	0	75,000	75,000
	Multi-fam.	0	0	0	0	616,000	0	616,000
	Total	31,000	0	111,000	0	616,000	75,000	691,000
Milton	Sngl.-fam.	0	0	0	0	0	82,300	82,300
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	82,300	82,300
Rehoboth	Sngl.-fam.	86,146	0	695,512	440,647	210,000	2,133,000	2,783,647
	Multi-fam.	216,000	583,000	1,129,000	142,600	0	0	142,600
	Total	302,146	583,000	1,824,512	583,247	210,000	2,133,000	2,926,247
Seaford	Sngl.-fam.	195,355	41,500	360,455	0	0	69,300	69,300
	Multi-fam.	0	0	0	0	2,691,306	0	2,691,306
	Total	195,355	41,500	360,455	0	2,691,306	69,300	2,760,606
Sussex Co. Balance	Sngl.-fam.	4,553,928	1,845,678	18,420,355	4,048,314	2,316,039	3,305,078	9,669,431
	Multi-fam.	1,260,000	1,300,000	5,013,500	3,081,400	0	456,000	3,537,400
	Total	5,813,928	3,145,678	23,433,855	7,129,714	2,316,039	3,761,078	13,206,831
Sussex Co. Total	Sngl.-fam.	5,853,810	3,218,791	24,650,934	5,812,397	3,421,258	6,581,344	15,814,999
	Multi-fam.	3,314,710	2,493,000	10,846,210	3,224,000	3,307,306	2,906,000	9,437,306
	Total	9,168,520	5,711,791	35,497,144	9,036,397	6,728,564	9,487,344	25,252,305
STATE TOTAL	Sngl.-fam.	15,203,895	8,917,216	57,467,498	9,249,967	10,390,970	16,390,189	36,031,126
	Multi-fam.	3,314,710	3,993,000	13,945,210	3,224,000	11,839,306	18,715,933	33,779,239
	Total	18,518,605	12,910,216	71,412,708	12,473,967	22,230,276	35,106,122	69,810,365

CHART 3-A: AVERAGE COST ON-SITE CONSTRUCTION

(REPORTED FROM PERMITS)

NEW CASTLE COUNTY

		1981			1982			
LOCATION	STRUCTURE	3rd QTR.	4th QTR.	1981 TOTAL	1st QTR.	2nd QTR.	3rd QTR.	1982 TOTAL
Bellefonte	Sngl.-fam.	17,000	0	17,000	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	17,000	0	17,000	0	0	0	0
Elsmere	Sngl.-fam.	0	0	0	12,000	0	30,000	21,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	12,000	0	30,000	21,000
New Castle	Sngl.-fam.	0	0	35,000	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	35,000	0	0	0	0
Newark	Sngl.-fam.	0	22,700	37,650	32,500	21,000	0	28,667
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	22,700	37,650	32,500	21,000	0	28,667
Wilmington	Sngl.-fam.	53,636	29,009	36,605	66,000	40,000	26,333	30,324
	Multi-fam.	0	31,250	31,250	0	22,265	25,096	23,601
	Total	53,636	30,141	34,597	66,000	22,649	25,256	24,136
N.C. Co. Balance	Sngl.-fam.	24,509	36,625	30,588	38,533	32,093	29,075	31,403
	Multi-fam.	0	0	13,107	0	0	27,898	27,898
	Total	24,509	36,625	28,197	38,533	32,093	28,347	29,792
N.C. Co. Total	Sngl.-fam.	25,515	33,764	31,177	38,773	32,273	28,772	31,263
	Multi-fam.	0	31,250	18,229	0	22,265	26,933	25,603
	Total	25,515	33,086	29,034	38,773	26,383	27,511	27,766

CHART 3-B: AVERAGE COST ON-SITE CONSTRUCTION

(REPORTED FROM PERMITS)

KENT COUNTY

LOCATION	STRUCTURE	1981 3rd QTR.	1981 4th QTR.	1981 TOTAL	1982 1st QTR.	1982 2nd QTR.	1982 3rd QTR.	1982 TOTAL
Camden	Sngl.-fam.	0	-	0	-	-	-	-
	Multi-fam.	0	-	0	-	-	-	-
	Total	0	-	0	-	-	-	-
Dover	Sngl.-fam.	85,000	38,500	47,857	39,886	37,714	32,125	36,373
	Multi-fam.	0	0	0	0	0	0	0
	Total	85,000	38,500	47,857	39,886	37,714	32,125	36,373
Harrington	Sngl.-fam.	0	0	28,000	0	31,500	0	31,500
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	28,000	0	31,500	0	31,500
Milford	Sngl.-fam.	0	0	38,000	0	0	0	0
	Multi-fam.	0	0	0	0	23,973	0	23,973
	Total	0	0	38,000	0	23,973	0	23,973
Smyrna	Sngl.-fam.	37,000	0	41,000	0	0	29,240	29,240
	Multi-fam.	0	0	0	0	0	0	0
	Total	37,000	0	41,000	0	0	29,240	29,240
Kent County Balance	Sngl.-fam.	46,455	43,124	45,860	37,271	40,387	45,025	41,809
	Multi-fam.	0	0	0	0	0	0	0
	Total	46,455	43,124	45,860	37,271	40,387	45,025	41,809
Kent County Total	Sngl.-fam.	48,787	42,229	45,849	38,143	39,800	41,382	40,175
	Multi-fam.	0	0	0	0	23,973	0	23,973
	Total	48,787	42,229	45,849	38,143	27,827	41,382	31,215

CHART 3-C: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
SUSSEX COUNTY

		1981			1982			
LOCATION	STRUCTURE	3rd Qtr.	4th Qtr.	1981 Total	1st Qtr.	2nd Qtr.	3rd Qtr.	1982 Total
Bethany	Sngl.-fam.	52,550	44,945	44,465	48,610	42,629	38,443	44,266
	Multi-fam.	68,817	55,455	46,534	0	0	0	0
	Total	61,996	49,226	45,366	48,610	42,629	38,443	44,266
Georgetown	Sngl. fam.	37,495	35,000	36,247	40,750	0	43,000	41,875
	Multi-fam.	0	0	0	0	0	0	0
	Total	37,495	35,000	36,247	40,750	0	43,000	41,875
Laurel	Sngl.-fam.	33,810	33,500	33,429	0	0	0	0
	Multi-fam.	25,000	0	25,000	0	0	24,020	24,020
	Total	25,979	33,500	27,107	0	0	24,020	24,020
Lewes	Sngl.-fam.	40,000	66,714	58,273	40,000	0	68,036	64,229
	Multi-fam.	0	0	21,635	0	0	0	0
	Total	40,000	66,714	28,032	40,000	0	68,036	64,229
Milford	Sngl.-fam.	31,325	38,500	32,675	35,300	0	48,600	44,167
	Multi-fam.	0	0	0	0	0	0	0
	Total	31,325	38,500	32,675	35,300	0	48,600	44,167
Millsboro	Sngl.-fam.	31,000	0	55,500	0	0	75,000	75,000
	Multi-fam.	0	0	0	0	25,667	0	25,667
	Total	31,000	0	55,500	0	25,667	75,000	27,640
Milton	Sngl.-fam.	0	0	0	0	0	41,150	41,150
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	0	41,150	41,150
Rehoboth	Sngl.-fam.	43,073	0	57,959	55,080	70,000	40,245	43,494
	Multi-fam.	54,000	53,000	38,931	35,650	0	0	35,650
	Total	50,358	53,000	44,500	48,604	70,000	40,245	43,033
Seaford	Sngl.-fam.	39,071	41,500	36,045	0	0	34,650	34,650
	Multi-fam.	0	0	0	0	22,242	0	22,242
	Total	39,071	41,500	36,045	0	22,242	34,650	22,444
Sussex Co. Balance	Sngl.-fam.	41,026	37,667	42,541	48,194	43,699	42,373	44,974
	Multi-fam.	45,000	27,083	35,557	68,476	0	24,000	55,272
	Total	41,827	32,430	40,826	55,269	43,699	38,774	47,336
Sussex Co. Total	Sngl.-fam.	41,516	41,802	43,021	48,437	44,432	42,188	44,802
	Multi-fam.	44,793	35,614	34,988	65,796	22,809	24,017	29,960
	Total	40,390	38,856	40,201	53,470	30,309	34,250	37,803
STATE TOTAL	Sngl.-fam.	31,609	37,467	36,767	44,258	38,847	34,506	37,299
	Multi-fam.	44,793	33,839	29,053	65,796	22,900	26,435	26,514
	Total	33,367	36,265	34,955	48,349	27,823	29,676	31,165

CHART 4: MOBILE HOME SALES

	1981			1982		
COUNTY	3rd QTR	4th QTR	TOTAL	1st QTR	2nd QTR	3rd QTR
New Castle	45	28	125	35	66	26
Kent	106	93	367	87	127	114
Sussex	119	102	454	58	112	133
STATE TOTAL	270	223	946	180	305	273

CHART 5A: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCALITY	3rd Quarter 1981								TOTAL 1981							
	1 BR		2 BR		3 BR		4+ BR		1 BR		2 BR		3 BR		4+ BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Newark	0	0	0	0	0	0	0	0	0	0	1	0	2	0	0	0
Wilmington	0	0	0	0	10	0	1	0	0	0	12	0	20	0	1	0
Co. Balance	0	0	126	0	128	0	45	0	1	0	201	59	351	63	135	0
Co. Total	0	0	126	0	139	0	46	0	1	0	214	59	376	63	136	0
KENT																
Camden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dover	0	0	1	0	1	0	0	0	0	0	1	0	14	0	0	0
Harrington	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Milford	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Smyrna	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Co. Balance	0	0	4	0	18	0	4	0	0	1	8	0	62	0	11	0
Co. Total	0	0	5	0	20	0	4	0	0	1	9	0	81	0	11	0
SUSSEX																
Bethany	0	2	0	8	10	8	3	0	0	2	4	20	34	31	29	0
Georgetown	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Laurel	0	8	0	8	3	8	0	0	0	8	0	8	5	8	1	0
Lewes	0	0	0	0	0	0	1	0	0	0	9	45	0	0	3	0
Milford	0	0	0	0	4	0	0	0	0	0	3	0	7	0	1	0
Millsboro	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rehoboth	0	0	2	4	0	0	0	0	0	6	3	9	8	3	2	0
Seaford	0	0	0	0	5	0	0	0	0	0	0	0	9	0	0	0
Co. Balance	3	1	19	22	69	3	16	6	7	3	82	47	242	35	46	12
Co. Total	3	11	21	42	93	19	20	6	7	19	101	129	308	77	82	12
STATE TOTAL	3	11	152	42	252	19	70	6	8	20	324	188	765	140	229	12

CHART 5B: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCALITY	3rd Quarter 1982								TOTAL 1982							
	1 BR		2 BR		3 BR		4+ BR		1 BR		2 BR		3 BR		4+ BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	1	0	0	0	0	0	1	0	1	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newark	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0
Wilmington	0	160	18	1	12	41	0	0	0	305	21	82	15	41	1	0
Co. Balance	1	144	20	127	189	94	28	20	3	144	37	127	325	94	88	20
Co. Total	1	304	38	128	202	135	28	20	3	449	59	209	342	135	91	20
KENT																
Camden	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dover	0	0	2	0	5	0	1	0	0	0	5	0	6	0	11	0
Harrington	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
Milford	0	0	0	0	0	0	0	0	0	110	0	36	0	0	0	0
Smyrna	0	0	0	0	4	0	1	0	0	0	0	0	4	0	1	0
Co. Balance	3	0	10	0	22	0	2	0	5	0	23	0	55	0	7	0
Co. Total	3	0	12	0	31	0	4	0	6	110	28	36	65	0	19	0
SUSSEX																
Bethany	0	0	3	0	9	0	0	0	0	0	19	0	30	0	8	0
Georgetown	0	0	0	0	2	0	0	0	0	0	2	0	2	0	0	0
Laurel	0	28	0	66	0	8	0	0	0	28	0	66	0	8	0	0
Lewes	0	0	0	0	2	0	2	0	0	0	1	0	2	0	2	0
Milford	0	0	0	0	2	0	0	0	0	0	0	0	3	0	0	0
Millsboro	0	0	0	0	1	0	0	0	0	24	0	0	1	0	0	0
Milton	0	0	1	0	1	0	0	0	0	0	1	0	1	0	0	0
Rehoboth	0	0	48	0	5	0	0	0	0	0	48	0	15	4	1	0
Seaford	0	0	0	0	2	0	0	0	0	40	0	43	2	38	0	0
Co. Balance	2	0	0	19	66	0	10	0	15	14	18	48	170	2	14	0
Co. Total	2	28	52	85	90	8	12	0	15	106	89	157	224	52	25	0
STATE TOTAL	6	332	102	213	323	143	44	20	24	665	176	402	631	187	135	20

CHART 6: NUMBER OF NEW UNITS BY SQUARE FOOT PER UNIT

LOCATION	3rd QUARTER 1981			TOTAL 1981			3rd QUARTER 1982			TOTAL 1982		
	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500
NEW CASTLE												
Bellefonte	0	1	0	0	1	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	1	0	1	1	0
New Castle	0	0	0	0	2	0	0	0	0	0	0	0
Newark	0	0	0	1	1	1	0	0	0	0	1	2
Wilmington	0	0	11	0	20	13	161	66	5	327	127	11
Co. Balance	8	166	125	174	353	283	408	131	84	413	176	249
Co. Total	8	167	136	175	377	297	569	198	89	741	305	262
KENT												
Camden	0	0	0	0	0	0	0	0	0	-	-	-
Dover	0	1	1	0	14	1	1	0	7	2	2	18
Harrington	0	0	0	0	1	0	0	0	0	0	1	0
Milford	0	0	0	0	2	0	0	0	0	146	0	0
Smyrna	0	1	1	0	2	1	0	4	1	0	4	1
Co. Balance	1	16	9	8	40	34	4	22	11	14	47	29
Co. Total	1	18	10	8	59	35	5	26	19	162	54	48
SUSSEX												
Bethany	0	24	7	0	107	13	0	12	0	0	53	4
Georgetown	0	1	0	0	1	0	0	1	1	0	3	1
Laurel	0	27	0	0	31	0	102	0	0	102	0	0
Lewes	0	0	1	12	43	2	0	1	3	1	1	3
Milford	0	4	0	1	9	0	0	2	0	0	3	0
Millsboro	0	0	1	0	0	2	0	0	1	24	0	1
Milton	0	0	0	0	0	0	0	2	0	0	2	0
Rehoboth	0	2	4	0	15	15	48	4	1	48	12	8
Seaford	0	4	1	2	6	1	0	2	0	83	40	0
Co. Balance	61	49	29	145	246	85	0	55	42	36	166	77
Co. Total	61	111	43	160	458	118	150	79	48	294	280	94
STATE TOTAL	70	296	189	343	894	450	724	303	156	1,197	639	404

CHART 7: HEATING FUEL IN NEW HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS WITH SPECIFIED FUEL															
	1981 3rd QUARTER				1981 TOTAL				1982 3rd QUARTER				1982 TOTAL			
	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other
NEW CASTLE																
Bellefonte	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1	0
New Castle	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
Newark	0	0	0	0	0	1	2	0	0	0	0	0	0	3	0	0
Wilmington	1	1	9	0	10	3	20	0	26	41	165	0	26	42	397	0
Co. Balance	75	114	110	0	236	198	376	0	187	95	338	3	261	113	460	4
Co. Total	76	115	120	0	248	202	399	0	214	136	503	3	288	158	858	4
KENT																
Camden	0	0	0	0	0	0	0	0	-	-	-	-	-	-	-	-
Dover	0	0	2	0	8	2	5	0	1	7	0	0	9	11	2	0
Harrington	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0
Milford	0	0	0	0	0	0	2	0	0	0	0	0	0	0	146	0
Smyrna	0	0	1	0	1	0	1	0	0	1	4	0	0	1	4	0
Co. Balance	0	1	24	1	4	5	69	4	5	14	13	5	13	16	52	9
Co. Total	0	1	27	1	13	7	78	4	6	22	17	5	22	28	205	9
SUSSEX																
Bethany	0	0	31	0	0	8	120	0	0	0	12	0	0	0	57	0
Georgetown	0	0	1	0	0	0	1	0	0	0	1	1	0	0	3	1
Laurel	0	1	26	0	1	4	26	0	0	102	0	0	0	102	0	0
Lewes	0	0	0	6	0	0	55	6	0	0	4	0	1	0	4	0
Milford	0	0	4	0	0	0	10	0	0	0	2	0	0	0	3	0
Millsboro	0	0	1	0	0	0	2	0	0	0	1	0	0	0	25	0
Milton	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	0
Rehoboth	0	0	6	0	0	2	29	0	0	0	53	0	0	0	68	0
Seaford	0	0	5	0	0	4	9	0	0	0	2	0	0	0	123	0
Co. Balance	4	7	116	7	10	24	423	13	6	2	85	4	10	9	252	8
Co. Total	4	8	190	13	11	42	675	19	6	104	162	5	11	111	537	9
STATE TOTAL	80	124	337	14	272	251	1,152	23	226	262	682	13	321	297	1,600	22

CHART 8: REHABILITATION HOUSING (UNITS AND COST ($000)

LOCATION	1981				1982			
	TOTAL		3rd QTR		TOTAL		3rd QTR	
	UNITS	COST	UNITS	COST	UNITS	COST	UNITS	COST
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	10	46	4	17	19	90	4	31
Newark	5	98	0	0	0	0	0	0
New Castle	0	0	0	0	18	167	3	28
Wilmington	221	3,842	69	1,032	478	5,750	165	2,925
Co. Balance	224	2,071	69	763	193	2,344	93	1,075
Co. Total	414	6,060	142	1,812	708	8,351	265	4,059
KENT								
Camden	0	0	0	0	-	-	-	-
Dover	25	249	9	137	22	217	7	63
Harrington	0	0	0	0	2	28	2	28
Milford (K)	6	89	4	39	3	30	1	20
Smyrna	1	7	0	0	4	16	0	0
Co. Balance	93	1,046	32	416	52	531	17	147
Co. Total	125	1,391	45	592	83	822	27	258
SUSSEX								
Bethany	0	0	0	0	2	47	0	0
Georgetown	0	0	0	0	27	92	0	0
Laurel	2	14	1	7	24	55	1	6
Lewes	6	58	2	22	10	97	4	32
Milford (S)	1	8	0	0	4	51	0	0
Millsboro	15	161	1	10	5	42	0	0
Milton	2	16	0	0	1	10	0	0
Rehoboth	11	852	3	37	25	235	3	38
Seaford	12	140	0	0	3	36	2	31
Co. Balance	168	1,864	65	675	55	1,052	14	229
Co. Total	220	3,115	72	751	156	1,716	24	336
STATE TOTAL	756	10,569	259	3,155	947	10,890	316	4,654

CHART 9: RESIDENTIAL DEMOLITIONS AND CERTIFICATES OF OCCUPANCY

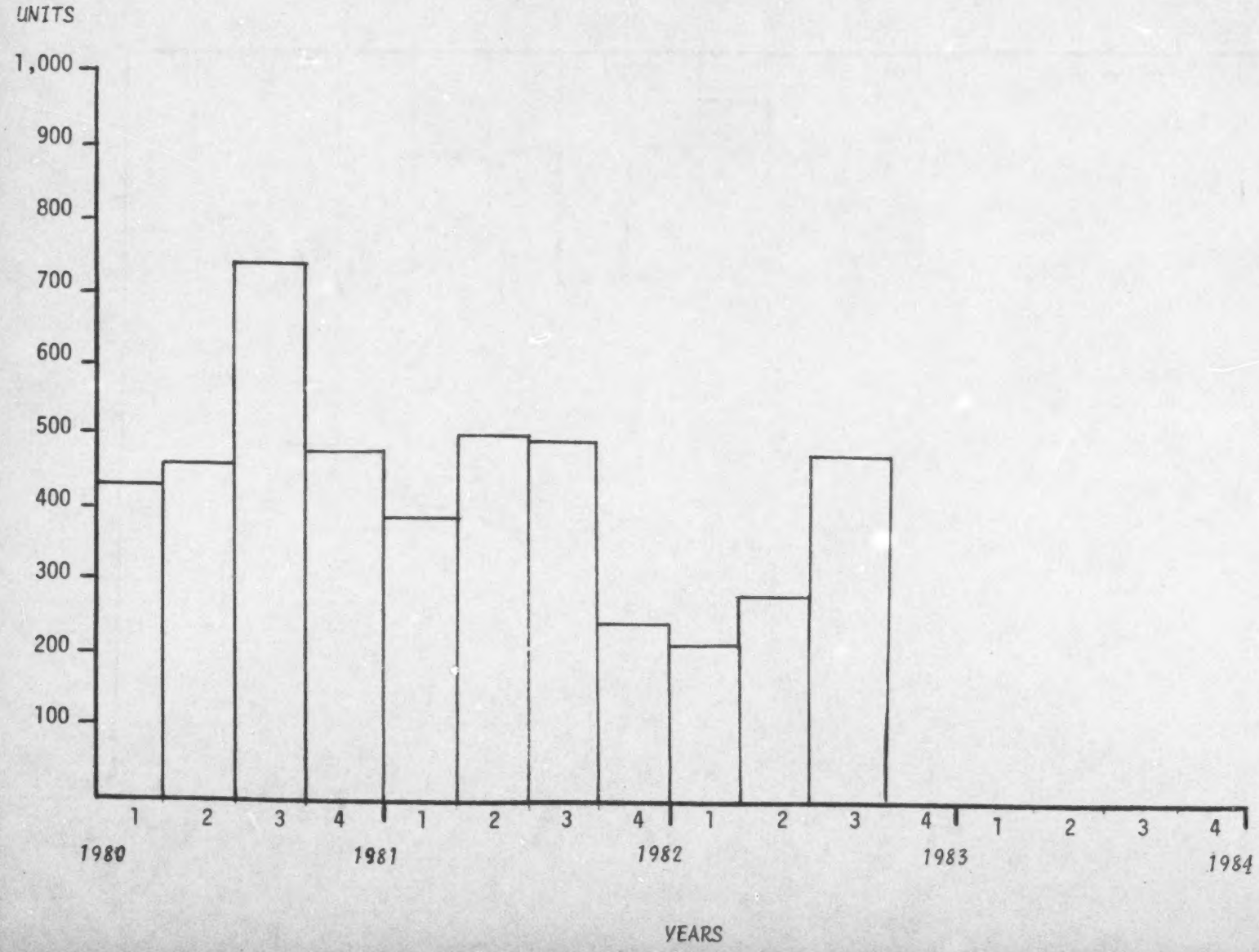
LOCATION	NUMBER OF UNITS DEMOLISHED				NUMBER OF OCCUPANCY PERMITS			
	1981		1982		1981		1982	
	TOTAL	3rd QTR.	TOTAL	3rd QTR.	TOTAL	3rd QTR	TOTAL	3rd QTR
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0
Newark	4	1	0	0	11	5	0	0
New Castle	1	0	1	1	0	0	2	1
Wilmington	26	16	63	12	352	83	167	24
Co. Balance	38	14	43	15	1,046	321	516	161
Co. Total	69	31	108	28	1,409	409	665	166
KENT								
Camden	0	0	-	-	0	0	-	-
Dover	0	0	0	0	0	0	25	9
Harrington	0	0	3	0	1	0	0	0
Milford (K)	2	1	1	0	14	0	0	0
Smyrna	0	0	0	0	2	1	1	0
Co. Balance	47	9	31	9	61	6	42	20
Co. Total	49	10	35	9	78	7	68	29
SUSSEX								
Bethany	0	0	0	0	79	38	96	30
Georgetown	1	1	3	0	0	0	2	0
Laurel	4	0	1	0	4	1	1	1
Lewes	1	0	0	0	19	1	1	0
Milford (S)	1	0	2	1	5	2	4	1
Millsboro	0	0	0	1	1	1	0	0
Milton	0	0	0	0	0	0	0	0
Rehoboth	2	1	12	6	18	7	28	9
Seaford	3	2	3	2	6	5	0	0
Co. Balance	0	0	0	0	653	186	225	70
Co. Total	12	4	22	10	894	239	357	111
STATE TOTAL	130	45	165	47	2,381	655	1,090	306

APPENDIX B

GRAPHS OF SINGLE FAMILY HOUSING PRODUCTION

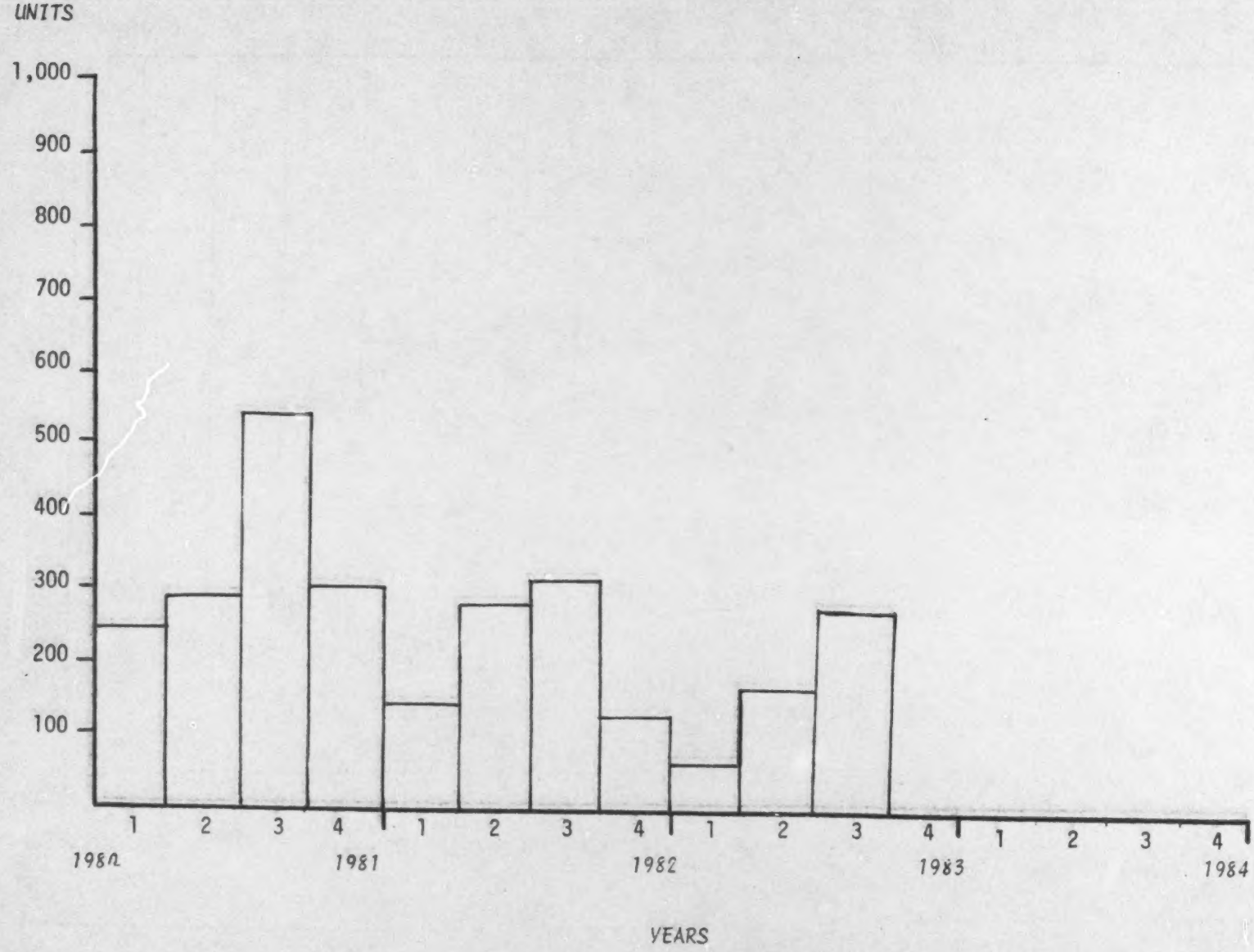
1980 - 1982

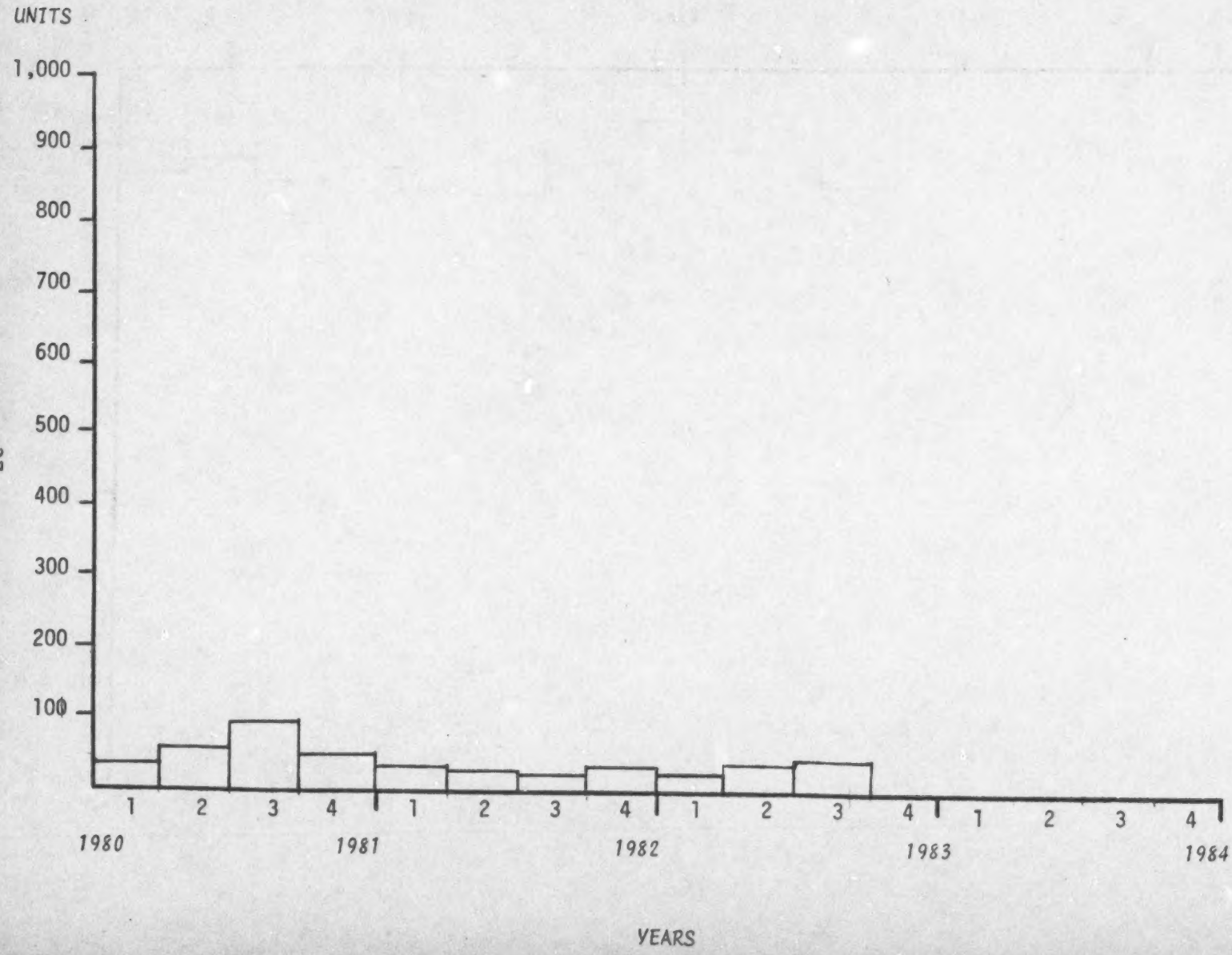
(BY QUARTER)



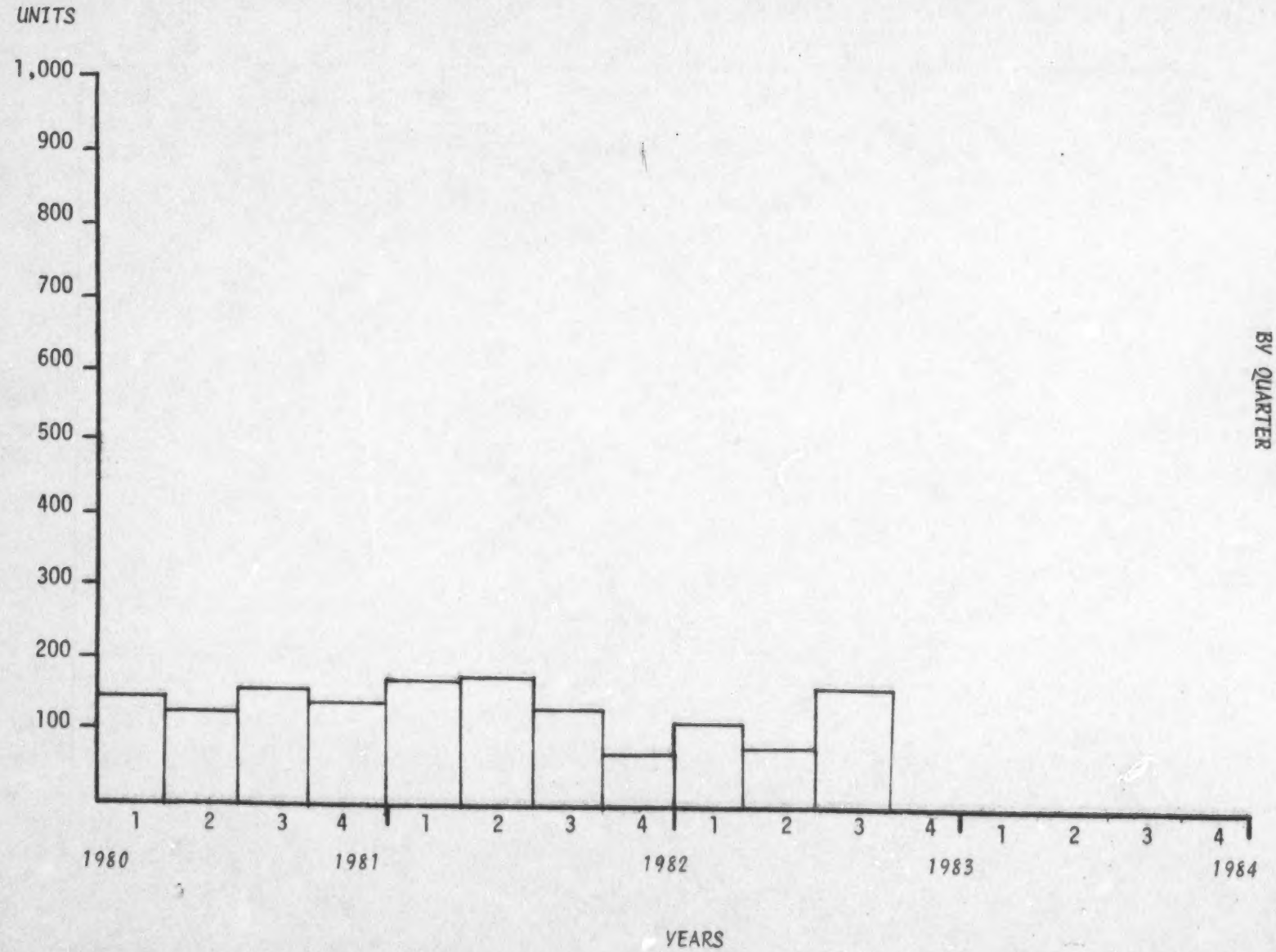
SINGLE FAMILY
HOUSING PRODUCTION
STATEWIDE
BY QUARTER

SINGLE FAMILY
HOUSING PRODUCTION
NEW CASTLE COUNTY
BY COUNTY





SINGLE FAMILY
HOUSING PRODUCTION
KENT COUNTY
BY QUARTER



SINGLE FAMILY
HOUSING PRODUCTION
SUSSEX COUNTY
BY QUARTER

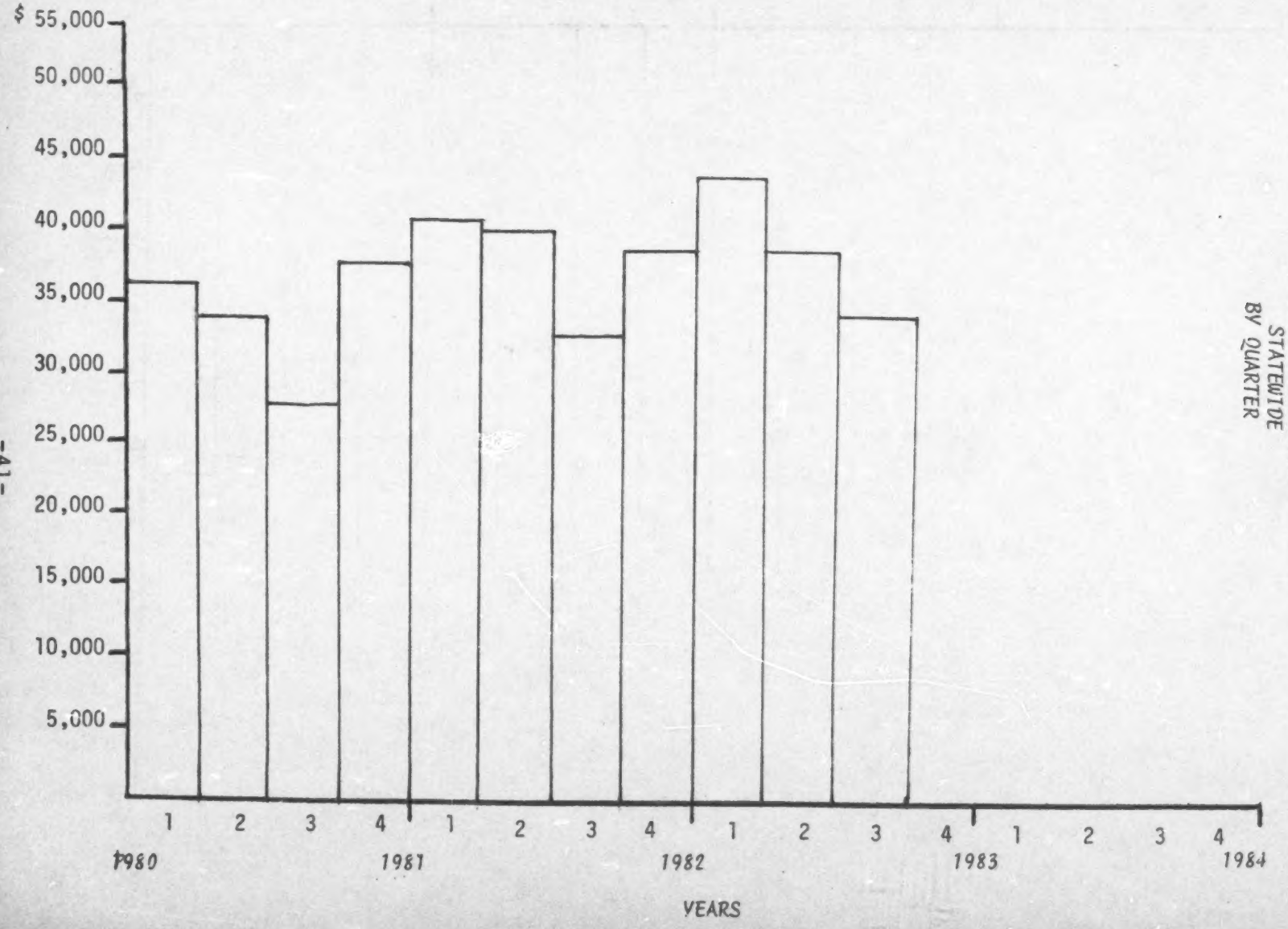
APPENDIX C

AVERAGE BUILDERS' COST

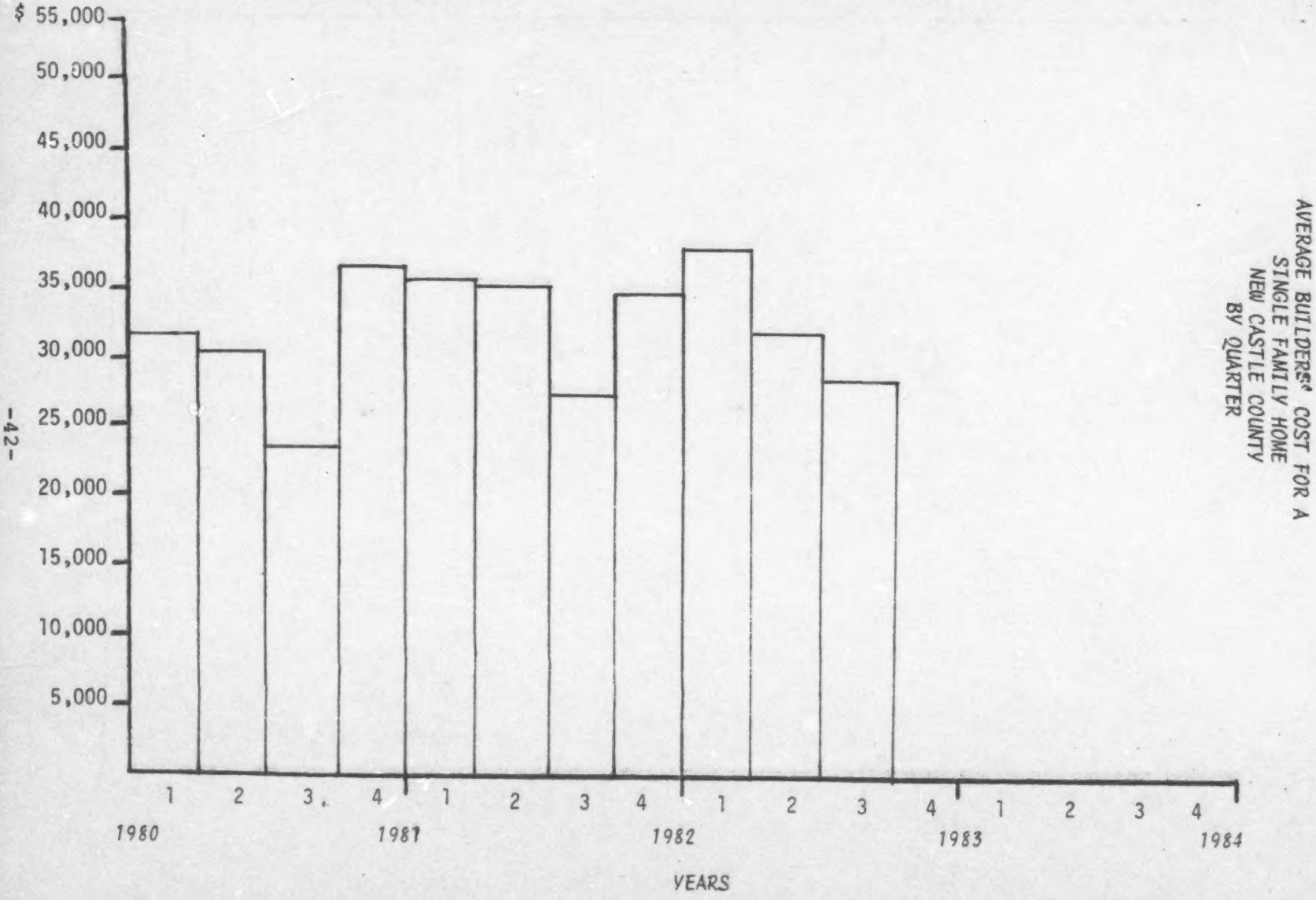
OF A SINGLE FAMILY HOME

1980 - 1982

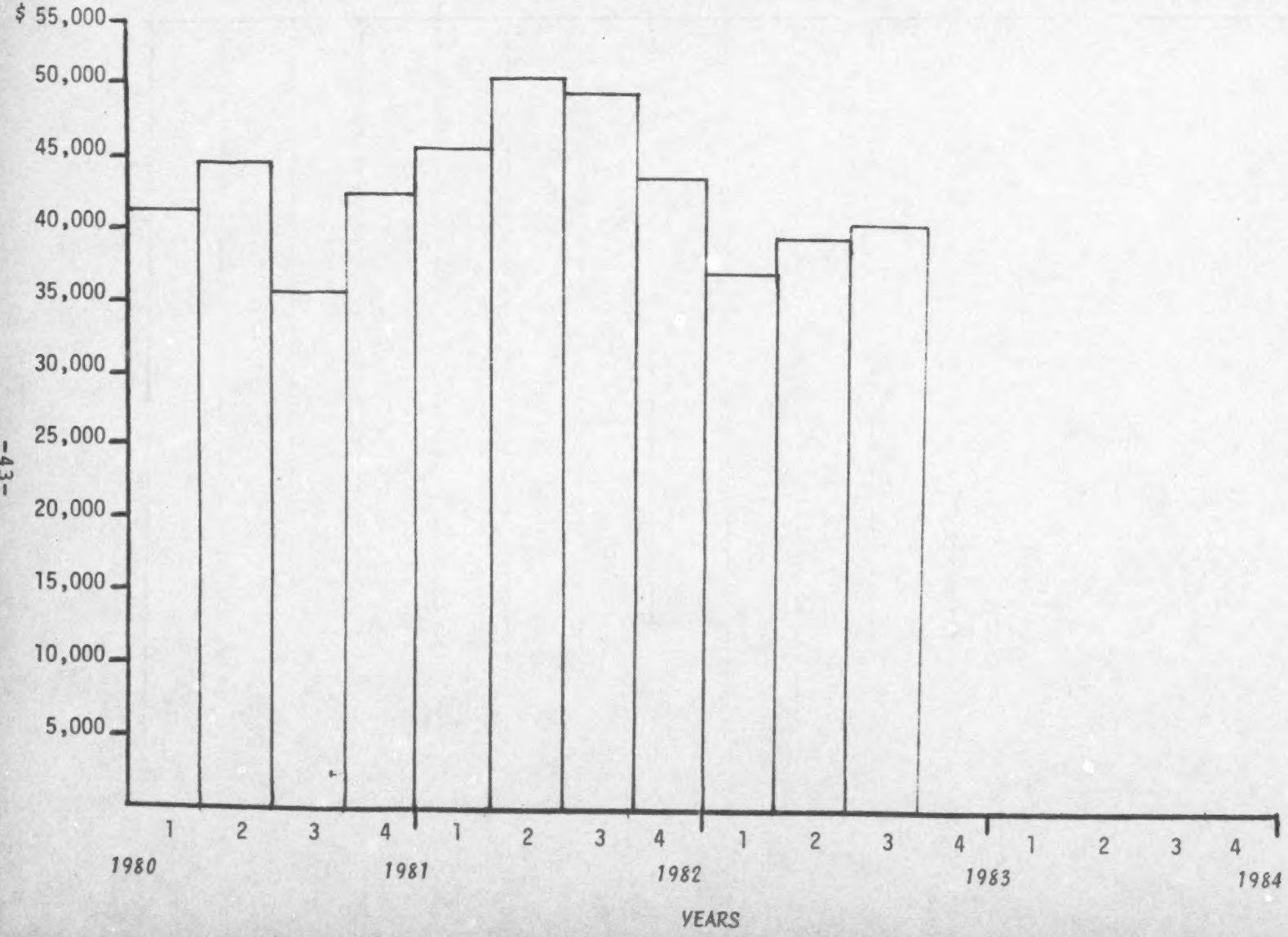
(BY QUARTER)



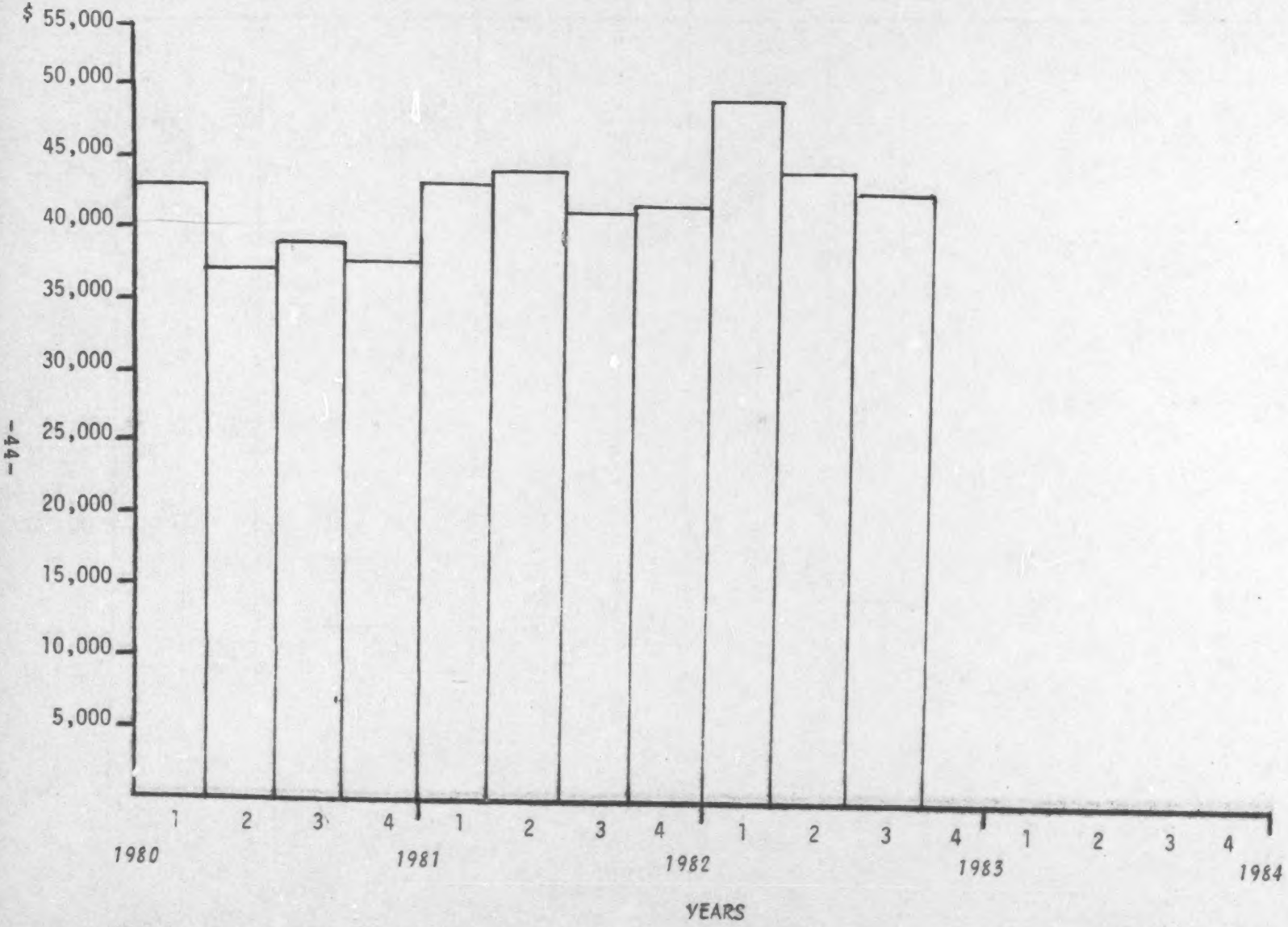
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME STATEWIDE BY QUARTER



AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME NEW CASTLE COUNTY BY QUARTER



AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME KENT COUNTY BY QUARTER



AVERAGE BUILDERS' COST FOR A
SINGLE FAMILY HOME
SUSSEX COUNTY
BY QUARTER

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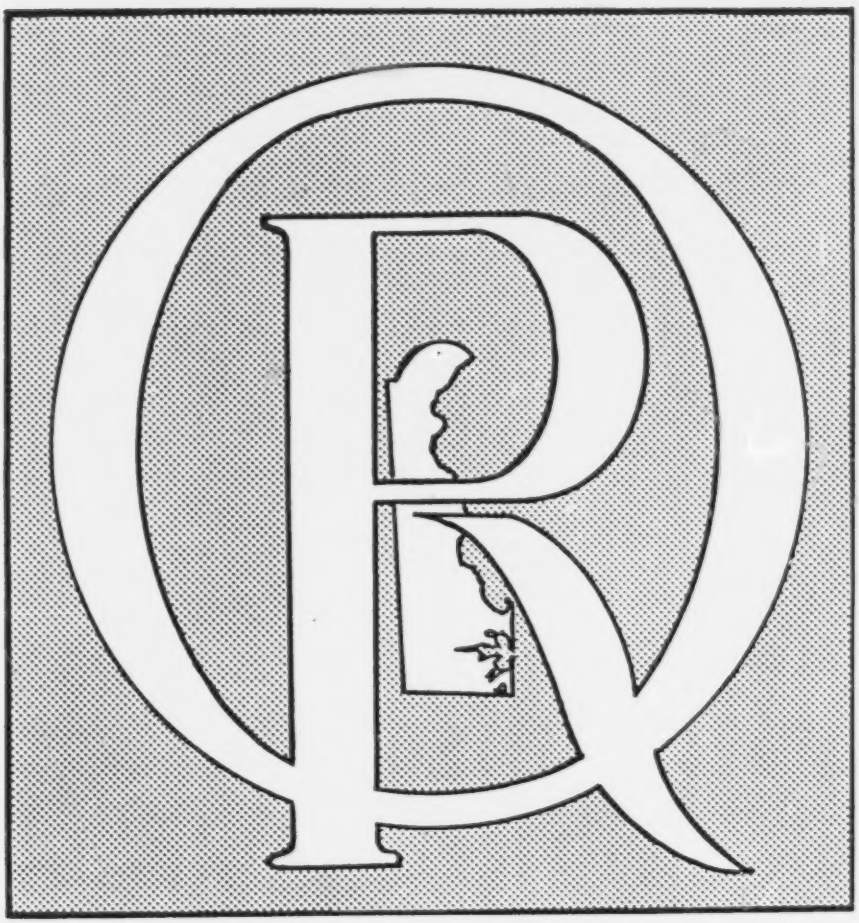
VOL.XI,NO.1 WINTER, 1983

QUARTERLY REVIEW OF HOUSING PRODUCTION IN DELAWARE



FOURTH QUARTER, 1982

& 1982 ANNUAL ISSUE

STATE OF DELAWARE
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF HOUSING
AND
DELAWARE STATE HOUSING AUTHORITY

QUARTERLY REVIEW

OF

HOUSING PRODUCTION

IN

DELAWARE

FOURTH QUARTER, 1982

AND

1982 ANNUAL ISSUE

BY

Gail Brown
Housing Specialist
Division of Housing
18 The Green
Dover, Delaware 19901

February, 1983

FOREWORD

Housing production in Delaware improved perceptibly in 1982. With the help of a third-quarter spurt in multi-family, overall production increased 34 per cent over 1981 to 3,979 units.

Some new records were set this year. New multi-family starts this year are the best since 1973; single family residential construction is the lowest since 1970 when building permit data began being compiled; and while mobile home sales increased 12 percent in 1982, it was only the second best year for sales since 1975.

New housing activity in the fourth quarter of 1982 fell 53 per cent from the third quarter to 981 units. While some experts believe the nation-wide housing recovery is underway and solid, it appears more likely that 1983 will be only slightly better than 1982 in Delaware. Two factors prompt caution. First, the multi-family gains of 199 per cent for the year were occasioned almost exclusively by subsidized rental housing construction which the federal government virtually halted last October. Second, the likelihood of lower interest rates throughout 1983 is improbable at best.

Finally, housing production in Delaware will not achieve recovery until annual production reaches a minimum of 6,000 units a year. That is the number needed merely to maintain a constant inventory.

Robert S. Moyer

ROBERT S. MOYER
State Director of Housing

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BY: H. BRUCE EDKINS, Jr.
COMMUNITY DEVELOPMENT DIRECTOR/
GRANTS ADMINISTRATOR
TOWN OF LAUREL, DELAWARE

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INTRODUCTION

This report presents housing activity in Delaware for the fourth quarter of 1982 and annual figures and comparisons for the calendar year. Included are data on the number of new housing units authorized by build-ing permit, construction costs, the number of mobile homes sold, details on unit composition as well as data on rehabilitated housing units and residential demolitions. This issue's feature article is by H. Bruce Edkins, Jr., Community Development Director/Grants Administrator for the Town of Laurel. Laurel has had an active Community Development program for seven years, and Mr. Edkins' article covers the scope of activities undertaken and accomplished, their costs and effect on the community.

Information herein relates only to new housing units intended for occupancy on a housekeeping basis. Excluded are hotels, motels and other group residential structures. The figures are actual totals accumulated from authorized building permits recorded by various jurisdictions and compiled by the Delaware State Housing Authority.

Although the data relates to permit issuance rather than actual housing starts, permits are prompt, accurate indicators of construction activity. The United States Bureau of the Census states that approximately 98-99 percent of all authorized construction is eventually undertaken. So, for simplification, permit issuance is expressed as "starts".

Building Permit Jurisictions

New Castle and Kent County's building permit systems cover all unincorporated areas within their respective boundaries plus those areas without permit systems. Those towns and municipalities having permit laws are counted as separate entries within their counties. An exception is the Town of Milford which straddles the borders for Kent and Sussex Counties. Therefore, Milford's

data is counted in the county containing the building activity.

Sussex County includes all municipalities in its building permit system, so it is necessary to adjust the total in order to avoid double-counting.

Definitions

Housing Unit - defined for the purposes of this report, a housing unit consists of a room or group of rooms intended for occupancy as separate year-round living quarters by a family, group of unrelated people living together or a person living alone.

In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Migratory, seasonal and vacation housing have been omitted.

Single Family Unit - one-family free-standing home and townhouses or row houses intended to be sold.

Multi-Family Units - a building occupied by more than one-family all sharing a common area of land (i.e. condominiums, apartments and townhouses intended to be rented.)

Chart 4 is based on the number of new mobile homes sold and titled for use in Delaware. Those homes labled sectional, modular or "prefab" are counted as on-site construction.

Chart 8 presents enumeration on substantial rehabilitation as taken from building permits. Additions and alterations containing three of the following four elements constitute substantial rehabilitation: electrical, heating, plumbing or structural work.

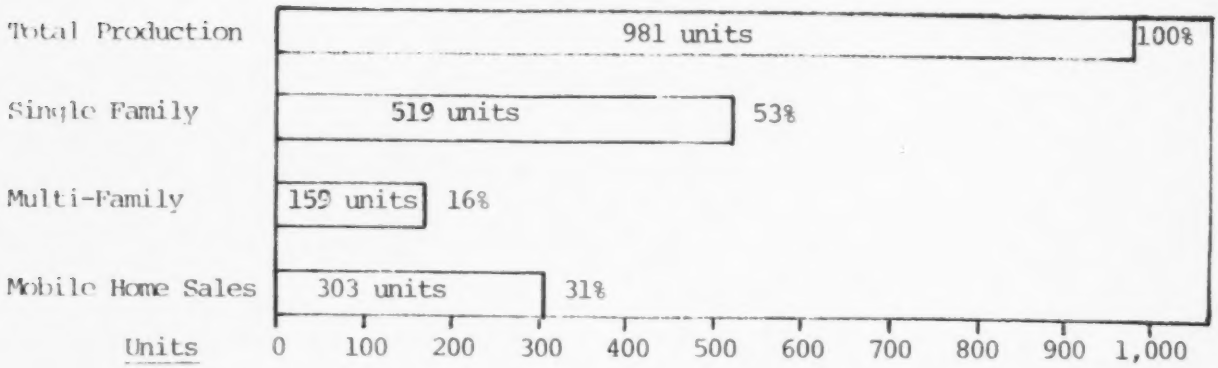
HOUSING PRODUCTION FOURTH QUARTER, 1982

New housing construction in Delaware tumbled during the fourth quarter, 1982 with production totalling 981 units. New residential starts during 1982's last three months dropped 33% from the 1,456 units recorded for the third quarter this year, but a year-end production drop is customary during the winter months. Single family on-site housing activity carried the lead this quarter with 519 units started, higher than any previous quarter this year. Two multi-family housing developments got underway during the fourth quarter but in no way matched the 708 multi-family starts last quarter. Mobile home sales exceeded sales during the third quarter by 30 units.

The composition of new housing starts during 1982's fourth quarter is:

Fig. 1

4th Quarter 1982 Housing Production in Del.



On-site activity in New Castle County totalled just 277 units this quarter a drastic 685-unit drop from the 856 units recorded during the third quarter this year. Single family housing starts counted for 169 of those units and practically all represent continued construction in county-wide housing subdivision areas. One new single family housing development, Hickory Woods, got underway this quarter. The 108 multi-family units at Liberty Terrace are being built off Rt. 7 for low and moderate income elderly and handicapped persons. The Delaware State Housing Authority is securing Section 8 federal rental subsidies for the development. Total housing starts one year ago were a low 178 in New Castle County.

Housing production in Kent County more than doubled this quarter. On-site activity totalled 126 units, all single family with 68 townhouse units to be built in the Town of Camden known as Camden Commons. Twelve new townhouses, representing phase I, are going up on prestigious Silver Lake in Dover. Kent County's balance either represent continued construction in Dover and Smyrna or scattered locations in unincorporated county areas. Last quarter only 50 single family permits were counted and this quarter's 126 units are four times those started this time a year ago.

Single and multi-family starts in Sussex County totalled 275 during 1982's last three months, just two less than the third quarter this year, but is up 87% from housing starts a year ago. Single family on-site housing construction rose 44% over last quarter and is three times starts during the identical quarter of 1981. New single family construction occurred chiefly in unincorporated county areas with notable activity in Bethany, Laurel and Rehoboth areas.

Fifty-one multi-family housing units also were started during the fourth quarter in Sussex County. Burton Village is a federally funded public housing project located in West Rehoboth, which when completed will be operated, managed and maintained by the Delaware State Housing Authority for the benefit of low and moderate income families. While Sussex's multi-family housing starts are down 58% from last quarter and 27% from 1981 fourth quarter figures, in the face of federal withdrawal of a subsidized housing production program, securing these 51 apartments for low and moderate income Delawareans is a significant accomplishment.

CONSTRUCTION COSTS

Reported from building permits; costs of land, architectural services, engineering, financing and other professional fees are not included.

TOTAL COST

The 678 units of on-site housing construction started this quarter generated a total permit value construction cost of $22,687,283, down 55% from the $35,106,122 recorded last quarter for 1,183 new housing units. Statewide single family total cost for the 519 units this quarter amounted to $19,685,883 while the 159 federally assisted multi-family units were permit valued at only $3,400,001 in total construction costs.

Total housing permit values this quarter nearly doubled the $12,910,216 construction costs this time last year. Total construction costs by county and unit type for the fourth quarter, 1982, as compared to 1982's third quarter values and those recorded in the comparable fourth quarter of 1981 are shown in Table I.

TABLE I

SINGLE FAMILY PRODUCTION

	4th Qtr. 1982	3rd Qtr. 1982	4th Qtr. 1981
New Castle Co.	$ 6,094,955	$ 7,739,735	$ 4,389,325
Kent Co.	3,807,274	2,069,110	1,309,100
Sussex Co.	9,783,654	6,581,344	3,218,791

MULTI-FAMILY PRODUCTION

	4th Qtr. 1982	3rd Qtr. 1982	4th Qtr. 1981
New Castle Co.	$ 1,400,000	$ 15,809,933	$ 1,500,000
Kent Co.	0	0	0
Sussex Co.	1,601,400	2,906,000	2,493,000

AVERAGE COST

Statewide average housing construction costs this quarter for single and multi-family housing combined rose to $33,462 per unit, an increase of 13% over last quarter's average cost, but is still 8% less than average new housing costs in the fourth quarter of 1981. Per unit average construction costs for a single family unit rose 10% to $37,930 from the third quarter but is only $463 above costs a year ago. Multi-family average housing costs of $18,877 dropped considerably from 1982 third quarter costs of $26,435 per unit and $33,839 per unit recorded for 1981's fourth quarter by 29% and 44% respectively.

New housing costs were lowest in New Castle County, with an average of $27,058 per unit, just $453 less than average unit costs last quarter but 18% lower than unit costs for the comparable last quarter of 1981. Single family costs per home rose to $36,065 this quarter, 25% above figures reported for the third quarter this year and 7% over last year's like quarter. The County's 108 multi-family apartments produced an inordinately low per unit cost of $12,963 due mainly to the project receiving government assistance. Last quarter multi-family average unit costs were $26,933 and this time last year comparable unit average costs were $31,250.

With the great increase in townhouse construction activity in Kent County this quarter, average unit costs fell to $30,216, the lowest average cost per unit since the 1979 third quarter. The drop is 27% from the $41,382 recorded for 1982's prior quarter and 28% from 1981's last quarter average unit cost of $42,229.

Sussex County's on-site per unit cost jumped to $41,400 during the fourth quarter, a 21% increase over last quarter's $34,250 unit cost and 7% higher than the $38,856 recorded this time one year ago. Both single and multi-family unit costs were higher this quarter from last. The new 51 public housing units started this quarter generated a cost of $31,400 per unit, 31% more than the $24,017 per unit average cost for the 121 multi-family apartments that began construction in the previous three months. However, for a like unit last year this time the average unit cost was $35,614, or 12% higher than per unit cost this quarter. An average single family permit valued housing cost this quarter rose to $43,677, up just 4% from last quarter and is still only 5% more than average home costs recorded during the fourth quarter of 1981.

UNIT PROFILE

Housing data charts 5, 6 and 7 detail statistics gathered from building permits with regard to the planned number of bedrooms, square feet of living space and the type of heat selected per unit.

Of the 678 new housing units for which construction started during the 1982 fourth quarter, 45% were for single family homes designed with three bedrooms. The two multi-family developments this quarter called for primarily one bedroom units. The breakdown of bedroom mix per unit type this quarter is shown in Table II.

TABLE II

# Bedrooms	Single Family	Multi-Family
1	.5%	62%
2	26.5%	15%
3	58.0%	18%
4+	15.0%	5%

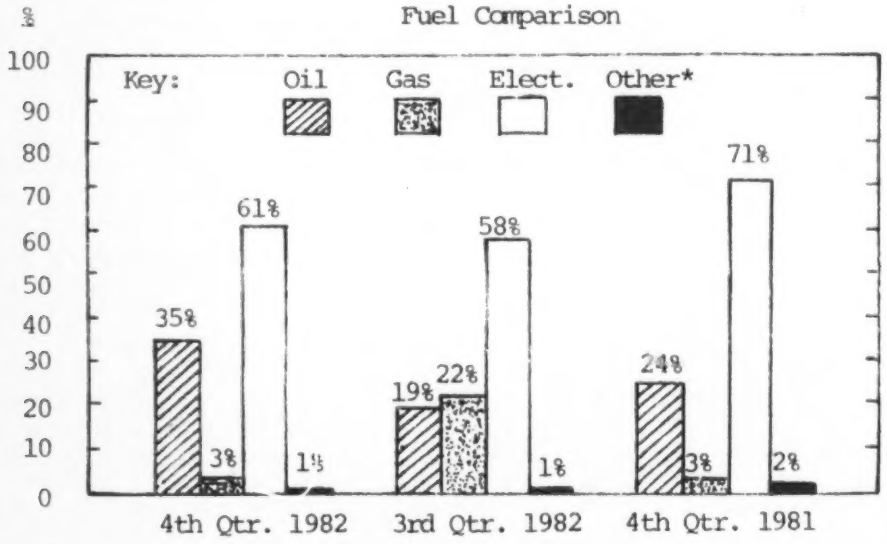
Although the major portion of units this quarter called for three bedroom occupancy, the tabulation for planned square feet per unit reveals continuous preference for a mid-sized housing unit. Units containing between 1,000 and 1,500 square feet accounted for 41% of the total while 28% preferred units with 1,000 square feet or less. Larger units of 1,500+ square feet came in second most popular this quarter with 31% of the total.

The distribution of heating sources for on-site residential construction this quarter, as compared to last quarter and the comparable last quarter of 1981, is shown in Figure 2 below.

Fig. 2

Fourth Quarter, 1982

Fuel Comparison



*wood, coal, solar and/or hot water

Oil heat is most popular in New Castle and Kent Counties while Sussex traditionally favors electric heat, most of which is supplied by heat pumps.

In summary, the most popular housing unit started this quarter is the three-bedroom single family mid-sized home heated by an electric pump.

MOBILE HOME ACTIVITY

New mobile homes titled during October, November and December this year totalled 303, 30 sales more than last quarter and up 80 sales from this time a year ago. Sales dropped in New Castle and Sussex Counties by 7 and 8 respectively this quarter, but increased by 49 in Kent County compared to third quarter, 1982 figures.

Sales in New Castle County this quarter are down 32% from last year's fourth quarter sales but Kent and Sussex Counties mobile homes titled show an increase in sales by 75% and 19% respectively. The 163 sales in Kent County this quarter is the highest recorded since the 1978 fourth quarter.

REHABILITATED HOUSING

Home modifications or improvements for which permits have been issued range from adding a bathroom, bedroom or family room to substantial rehabilitation of a fire-damaged unit. Alterations and additions to existing housing units in Delaware this quarter totalled 206 units at a total cost of $3,838,000 averaging $18,583 per unit. Housing renovation work dropped by 80 units this quarter compared to the same quarter last year, but renovation costs this quarter for doing less units in nearly double costs assessed last year this time. The Wilmington Housing Authority continued its public housing rehabilitation on another 22 units this quarter.

FEDERAL HOUSING ASSISTANCE

Federal assistance in the form of direct loans, subsidies, mortgage insurance or mortgage guarantees for newly constructed single family homes in Delaware during October, November and December, 1982 were extended to just 14 units, less than half loans extended during the 1982 third quarter. Practically all (10) these homes are receiving federal assistance from the U. S. Farmers Home Administration, two in New Castle County, five in Kent and three in Sussex.

The remaining four loans for new home construction were through the Federal Housing Administration, all situated in New Castle County. The Veterans Administration made no new housing loans during 1982's last three month period.

These 14 loans are still a big improvement over last year's fourth quarter figures when only five housing units received federal loan assistance, as reported by the same three federal agencies.

QUARTERLY FEATURE

COMMUNITY DEVELOPMENT

IN

LAUREL, DELAWARE

By: H. Bruce Edkins, Jr.
Community Development Director/
Grants Administrator
Town of Laurel, Delaware

Preface

For many years, the State Division of Housing has recognized the Town of Laurel's commitment, efforts and accomplishments in the areas of housing and community development that primarily benefit its low and moderate income citizens. It was in 1975 that Laurel became the focus of attention by local and national housing officials who were invited by the Town to see first-hand the severe substandard housing conditions in the west Laurel area. Many of the housing units were classified as "chicken coops", had no indoor plumbing facilities, were severely overcrowded, and structurally unfit for human habitation.

Although a 100-unit housing development for low and moderate income persons was already under construction in Laurel, it was obvious more housing and community development efforts were needed.

H. Bruce Edkins,Jr., Community Development Director/Grants Administrator for the Town of Laurel has written an article overviewing housing and community development activities generated since 1975. Many components are needed to bring a plan into realization. Laurel has used a variety of funding resources together with its comprehensive plan, zoning ordinances and building code to their fullest advantage. Having such tools combined with a total commitment to serving the needs of all Laurel citizens, including those of low and moderate income, are what makes Laurel's housing and community development efforts successful.

Robert S. Moyer
State Direcor of Housing

COMMUNITY DEVELOPMENT IN LAUREL, DELAWARE

The Town of Laurel is situated in southwest Delaware and lies in the center of a rich agricultural region. Its current population is 3,052, and based on periodically updated census data almost one-half of its population is deemed to be low and moderate in income.

The Mayor and Council of Laurel have been active, agressive participants in the Community Development Block Grant/Small Cities program since its inception in 1975. They have submitted applications and received more than $1.75 million for community development projects for six of the past seven years.

The primary strategy adopted by the Mayor and Council was to address housing problems in the West Laurel target area, which had just been annexed by the Town in 1970. This area contained some of the worst housing conditions in the State. There were recorded instances of old chicken houses and storage sheds being used for housing units, and there were no water or sewer mains available for use.

In 1968 Laurel had developed a "Comprehensive Development Plan" which served as the basis for subsequent adoption of its zoning ordinances and building code. Both are necessary components for orderly residential growth and development.

The first order of business was to eliminate the substandard housing conditions and upgrade the public facilities. These activities were funded by combining Town resources -- installation of water and sewer lines to the area -- with Federal Community Development Block Grant funds to provide for real property acquisition, relocation payments and assistance to the occupants of substandard housing, and demolition and land clearance to eliminate the slum and blight conditions.

The greatest obstacle in the early 1970's was the absence of available decent, safe, sanitary and affordable housing to relocate the low income families in West Laurel. However in 1975, Carvel Gardens, a 100-unit subsidized rental development, opened its door to low and moderate income Laurel citizens. This project was the result of the efforts of the government of Laurel and some of its leading citizens who formed Better Homes of Laurel, Inc., a non-profit housing corporation, which sought and received assistance from the State Division of Housing.

The next major housing project involved a partnership between the State Division of Housing and Mayor and Council of Laurel in the development of the Big Mills Run Mobile Home Park, one of the most innovative solutions to desperate housing conditions in the State of Delaware.

A 16-acre site was purchased by the Division of Housing with Delaware Capital Improvement Funds and leased to the Mayor and Council for a nominal sum. Then both Division of Housing and Community Development Block Grant funds were utilized to bring water, sewer, electricity and roads into the site. The Department of Housing and Urban Development contributed surplus trailers, which had been used for disaster relief housing in northeastern Pennsylvania in the aftermath of Hurricane "Agnes". The trailers were set up to provide thirty-nine, two and three bedroom housing units.

While Carvel Gardens and the Big Mills Run projects were being developed, other Town community development activities resulted in the re-subdivision of building lots in the target area which would meet the requirements of the Town's new zoning ordinance. These building lots were, and continue to be, offered for sale to moderate income families at a lower than market price in an attempt to attract single family housing and contribute to the revitalization of the neighborhood.

The primary financing vehicle for this single family housing production was the Farmers Home Administration Section 502 Rural Housing loans. Laurel also obtained financing for its clients through conventional sources and the Department of Housing and Urban Development Section 235 loan program, but the FmHA 502 program remains the primary financing source.

These efforts resulted in the first new house in Laurel's target neighborhood being built in August, 1977, the second one followed in October of the same year. To date Laurel Community Development program single family housing efforts have resulted in twenty-seven new single family houses in the West Laurel area with a value of more than $1 million.

Another function of Laurel's community development effort is its housing rehabilitation grant program to preserve the existing housing stock and upgrade the structures to meet building code standards. This has been a funded portion of our block grants since 1979, and to date Laurel has spent more than $200,000 rehabilitating thirty-six owner-occupied houses in the Town. In addition to the monies the Town has spent, Sussex County Community Action Agency and the Farmers Home Administration were able to provide resource assistance to supplement the grants provided by Laurel.

In order to complete the redevelopment and revitalization of the neighborhood, public facilities also needed attention. These needs were addressed through construction of the following improvements:

1. 10,743 linear feet of curb and gutters were installed;
2. 51,154 square feet of sidewalks were installed;
3. 8 streets were repaved;
4. 2,940 linear feet of storm drains were installed with 33 associated catch basins; and
5. 5 new fire hydrants were installed.

It is difficult to describe the impact physical improvements -- new sidewalks, and street repaving etc. -- contribute to the appearance of a neighborhood unless both the before and after views are seen and then you can feel the sense of pride that develops in the residents when these improvements are completed. It has been Laurel's experience that these improvements usually result in an increase in private efforts to clean up, paint up, etc.

The Mayor and Council have continued their efforts to attract new housing, resulting in a fifty-six unit multi-family project called Hollybrook. This particular project was funded by the Farmers Home Administration Section 515 Rural Rental Housing Loan program and was constructed on a site annexed by the Mayor and Council to allow access to the Town's water and sewer lines.

Currently, there are two more multi-family housing projects being constructed in Laurel. Both are receiving rental and construction funding assistance from the State Division of Housing.

Carvel Gardens will be expanded by thirty units of one and two bedrooms for the primary use of the elderly and handicapped. Occupancy is underway.

Little Creek Apartments is a seventy-two unit rental multi-family project for families who are qualified as low and moderate income. It is being constructed on an eight-acre site acquired by the Laurel Community Development program using Block Grant funds. The parcel was then sold to the developer at below market cost, making Laurel a more attractive location for these needed units.

The Division of Housing in its new role as State C.D. Block Grant Administrator, can now take a much broader view of community development projects which supplement actual housing additions and improvements to the supply, with public facility improvements that contribute to neighborhood revitalization and produce a more liveable environment and a sense of pride in our communities.

At this point, I would like to briefly digress to describe other projects in Laurel, not directly related to housing activities, which have contributed to the overall community development concept. The Mayor and Council, as stated earlier in this article, have actively pursued Federal grants in aid from agencies other than the Department of Housing and Urban Development and the Division of Housing block grants.

1. The water and sewer improvements in West Laurel construction costs ($266,000) were shared with the Economic Development Administration, which provided a 60% share of costs.
2. A new water tank and associated well was constructed ($210,000) with another Economic Development Administration grant that paid for 60% of total costs. Laurel contributed the 40% balance costs.
3. The Mayor and Council also received a $660,000 grant from the Economic Development Administration on behalf of the Laurel Volunteer Fire Department for the construction of a new fire station.
4. A recently completed Environmental Protection Agency project separated the storm sewers from the sanitary sewer system. The cost of this project was in excess of $2 million. The Mayor and Council provided 10% of the funding.
5. Laurel has just started another Enviromental Protection Agency project to improve the waste water treatment plant. This project is currently estimated to cost $1.2 million, and the Mayor and Council's share will be 15% of this cost.

There have been other smaller projects such as the Laurel River Park, basketball courts, and other improvements to the water distribution system, all related to Community Development type activities which in turn contribute to the viability of the community.

In summary, the number of housing units and dollars generated in Laurel stand by themselves. As a Community Development practitioner, I trust the readers of this article are now more appreciative of the impact that the Community Development Block Grant/Small Cities program can have on housing rehabilitation and production in Delaware.

There are numerous communities in Kent and Sussex Counties which are now, or have received block grant funding. Each program has its own unique accomplishments. Through cooperative efforts, the State Division of Housing and the various Community Development programs in lower Delaware can look forward to continued success in providing decent, safe, and sanitary housing as well as public facilities for Delawareans.

# # # #

1982 ANNUAL HOUSING PRODUCTION IN DELAWARE

STATE-WIDE

Total housing production in Delaware in 1982 made a marked recovery with new residential construction totalling 3,979 units. Despite the near 1,000 unit increase over 1981's lowest recorded level since 1970, 1982 is still the fourth worst year for new housing construction in Delaware over the past twelve years. Both multi-family housing starts and mobile home sales attributed to the sharp increase this year with 1,433 and 1,061 units respectively, while single family residential construction slipped to 1,485 units from 1981 figures.

This year's multi-family new housing starts are the highest recorded since 1973 and are three times 1981's multi-family new housing activity. The Delaware State Housing Authority played a key role in this increased production by securing federal rental subsidies and financing 65% of those 1,433 new units for the benefit of low and moderate income Delawareans. Most of the balance consists of other federally assisted apartment complexes financed through private developer efforts or the Farmers Home Administration also for low and moderate income persons in Delaware.

Statewide single family on-site residential activity in 1982 is the lowest ever since 1970, when the Division of Housing began keeping statistics on new residential construction in the State.

Mobile homes titled in Delaware increased 12% over last year's total sales but is still only the second best year since 1975.

A view of total housing production since 1970 is shown in Figure 3, and a table of "Housing Production Volume", 1970-1982 by type and location is on page 25.

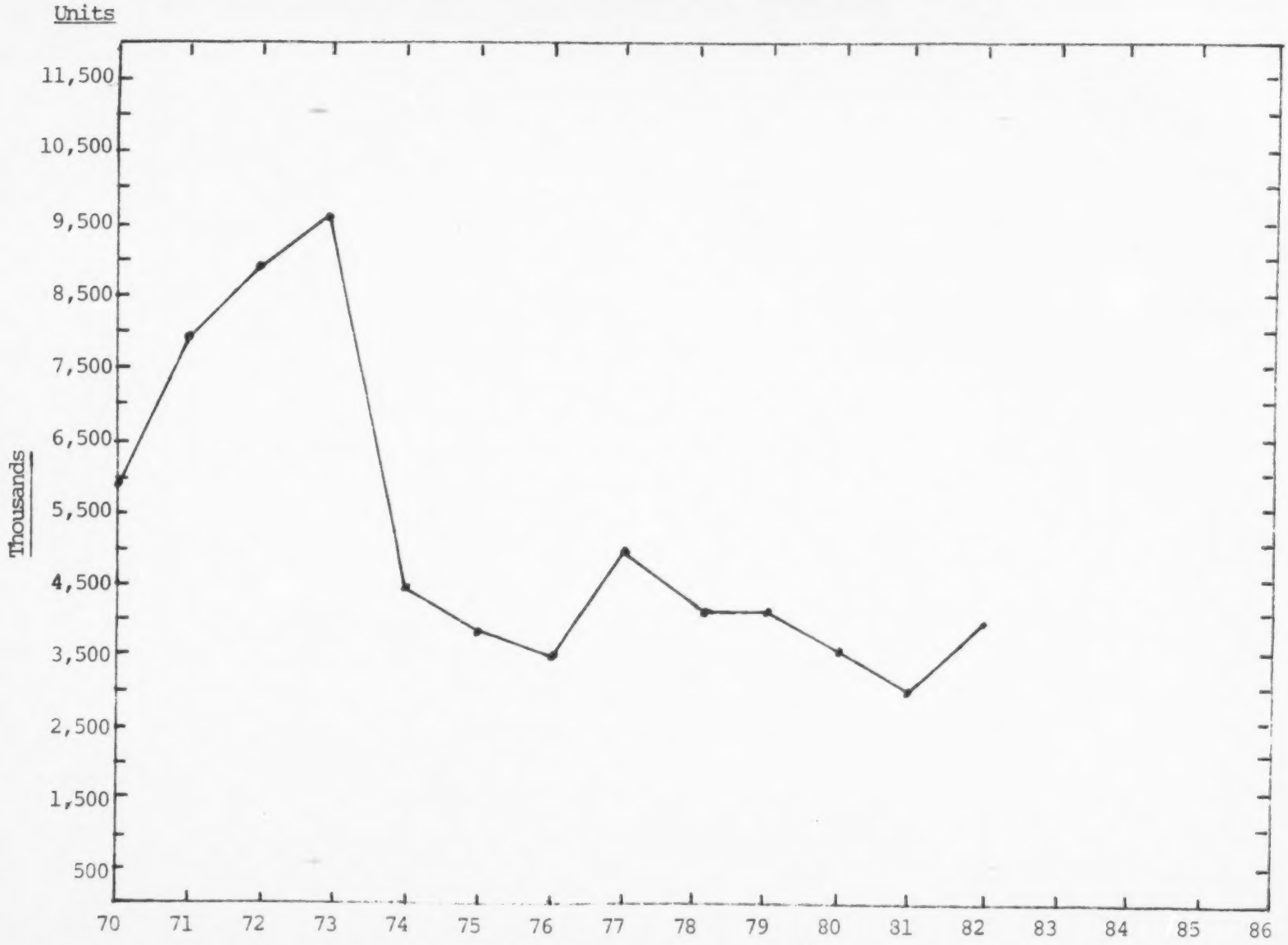
COUNTY PRODUCTION LEVELS

New Castle County's on-site residential activity in 1982 totalled 1,585 units, up 54% from the 1,027 new housing permits recorded at the end of 1981. While single family starts dropped from 857 in 1981 to 664 for 1982, the 921 multi-family units begun this year far outweighed the 170 multi-family housing units begun in 1981. Mobile home sales in New Castle County in 1982 added another 146 living units to the County's inventory and these sales were 21 more than 1981.

Kent County's housing inventory stock was increased by 881 units in 1982. Total single and multi-family housing starts in Kent County during 1982 were 390, three times the number of residential construction activity one year ago. Kent County was also the recipient of the majority of mobile homes sold this year with 491 units. Sales in Kent show a 33% increase from 1981 sales and returned its level to one consistent with sales throughout the mid 1970's. Although single family housing production increased in 1982 it was the third lowest year for new housing starts since 1970. Kent County's one multi-family development of 146 housing units is the second highest year for apartment construction for the past seven years.

Figure 3

Total Housing Production in Delaware from 1970-1982



New residential activity in Sussex County during 1982 totalled 1,367 units and was a near carbon copy of the 1,337 new housing starts in 1981 in every unit type. New single family homes totalled 577, 366 multi-family apartments were started and 424 mobile homes were titled in Sussex this year. The mere extra 30 units produced in Sussex County, however, made this year's total new residential construction activity the best since 1973.

CONSTRUCTION COST

Total construction cost for new housing in 1982 generated by the 2,918 on-site residential units was $92,497,648, up only 30% from 1981 while production increased 43%.

Single family total construction cost accounted for $55,717,009 this year and multi-family new housing starts were permit valued at $36,780,639.

The average construction cost for a new housing unit this year is $31,699 down 9% from 1981's average housing costs and is attributed to the large number of multi-family federally assisted unit begun this year. The per-unit multi-family average cost in 1982 is $25,667, $3,386 less per unit than 1981's like unit average cost while single family average housing costs rose only $753 per home.

In 1972 single family average unit costs were $18,298 with statewide on-site construction costs averaging $15,396. By close of 1982, both single family and statewide per unit average costs had doubled costs eleven years ago with new averages set at $37,520 and $31,699 respectively.

Housing Data Charts 2 and 3A, B and C contain specific breakdowns by jurisdictions on total and average on-site housing construction costs, and are found in Appendix A.

UNIT PROFILE

Due to previously noted heavy multi-family housing construction activity in 1982, a real shift in unit sizes can be seen, as evidenced by the percentage increases in the three recorded categories of living space per unit.

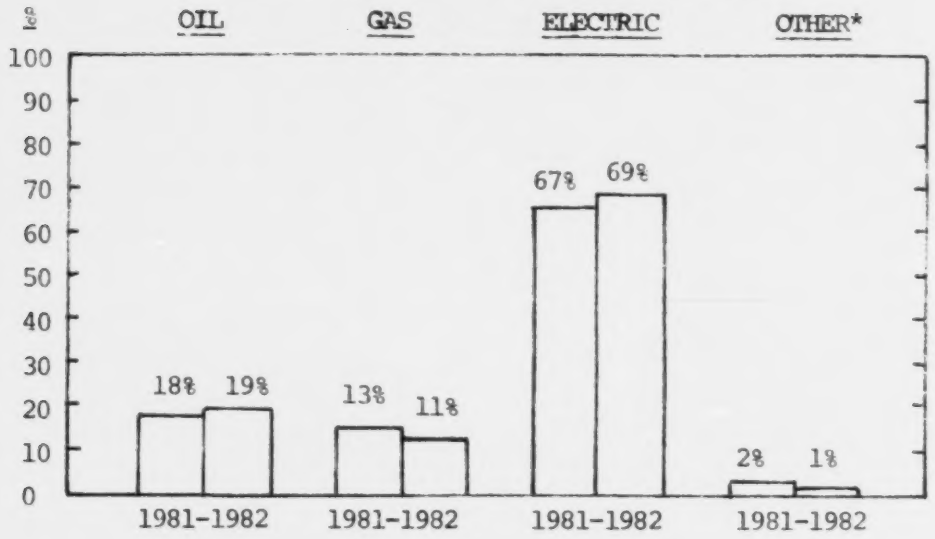
Square Footage	1982	1981
-1,000	48%	18%
Between 1,000-1,500	31%	52%
+1,500	21%	30%

This high increase in smaller unit size construction ties in with the fact that 1,189 multi-family units built this year were designed for one and two-bedroom occupancy. It is a three-bedroom home with 63% of total single family units that is most favored by those homebuyers, and the same was true for 1981 when 58% single family new homes called for three bedrooms.

An annual fuel comparison of 1982 and 1981 reveals very little change. Electric heat remained the most popular energy source with 69% of total on-site housing units. Figure 4 below illustrates further fuel comparisons for this year compared to last.

Fig. 4

Annual Fuel 1981 and 1982 Comparision



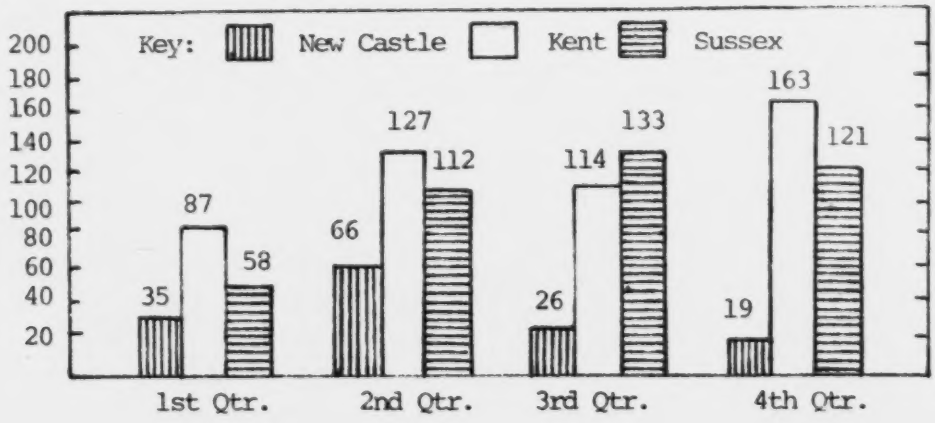
* Wood, coal, solar, hot water

MOBILE HOME SALES

Total mobile home sales in 1982 were the second highest since 1974, and are up 12% from 1981 sales. Sales increased in New Castle and Kent Counties by 17% and 34% respectively this year but fell 7% in Sussex County, as evidenced in Figure 5 .

Fig. 5

Units 1982 County Mobile Home Sales by Quarter



HOUSING REHABILITATION

Renovating existing housing units is an integral part of preserving Delaware's current housing stock. Housing rehabilitation efforts during 1982 totalled 1,147 units, a 6% improvement over 1981's count but still less than half housing rehab work done in 1979. The majority of work (75%) is going on in New Castle County, primarily in the City of Wilmington. Significant activity there in 1982 involved rehabilitation of multi-family housing structures. For example:

1. The Wilmington Housing Authority received a federal grant and began renovating more than 50 of its older public housing units throughout Wilmington for low and moderate income persons.

2. The Salvation Army is providing more emergency housing shelter for about 60 persons by renovating a structure for dormitory-type living space.

3. The Delaware State Housing Authority is financing and providing federal rental subsidies for 92 housing units in three different locations in the City for low and moderate income persons.

4. Several noted private owners and developers are renovating larger apartment complexes for general public occupancy in the City and County.

NATIONAL HOUSING PICTURE

The U. S. Department of Commerce reports that actual new private housing starts fell 2.2% in 1982 to 1,060,600 from the 1,084,200 recorded in 1981. Annual figures for each year since 1970 have been graphed and are shown on Figure 6. New private housing start figures have been used on the advice of the Commerce Department because they are more reliable in determining new housing construction trends.

The near 40% increase in national housing starts announced recently by the National Administration reflect the 1982 increase in seasonally adjusted annual rate figures of 1,222,000 compared to December, 1981's adjusted annual rate of 882,000 new housing units.

National single family housing starts fell 6.3% to 661,000 units, but multi-family residential starts increased 5.5% to 399,700 from 1981 totals. Home-building economists are predicting 1983 to be a better year for new housing activity as interest rates decline.

Figure 7 illustrates on-site housing activity in Delaware from 1970 to 1982.

Figure 6
National Housing Starts
(On-Site Activity)

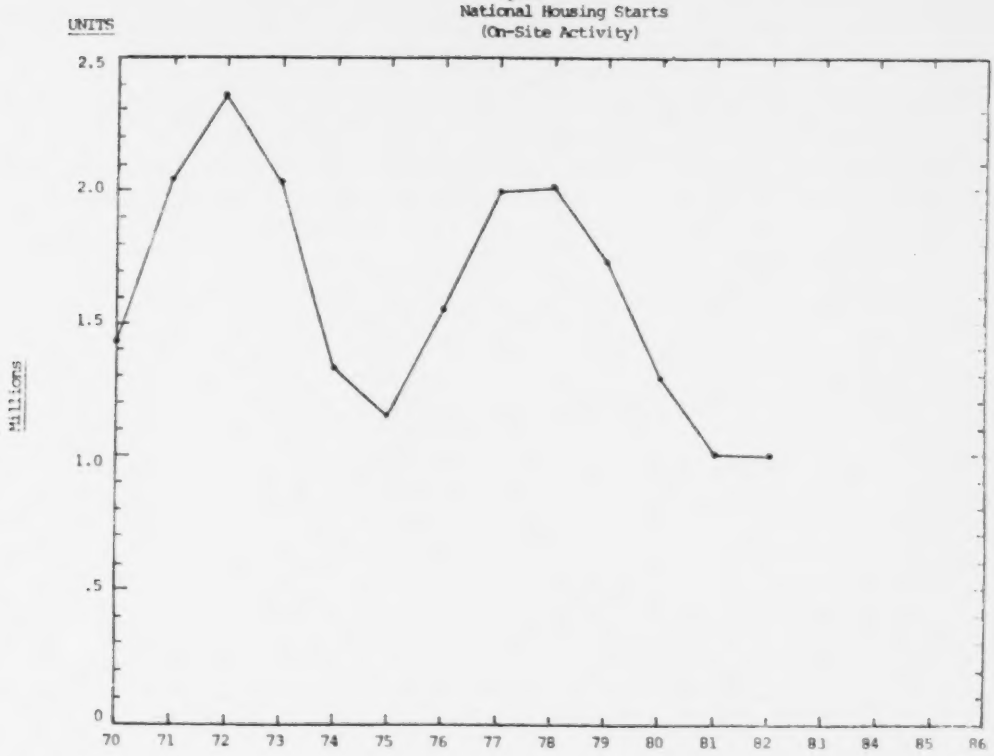
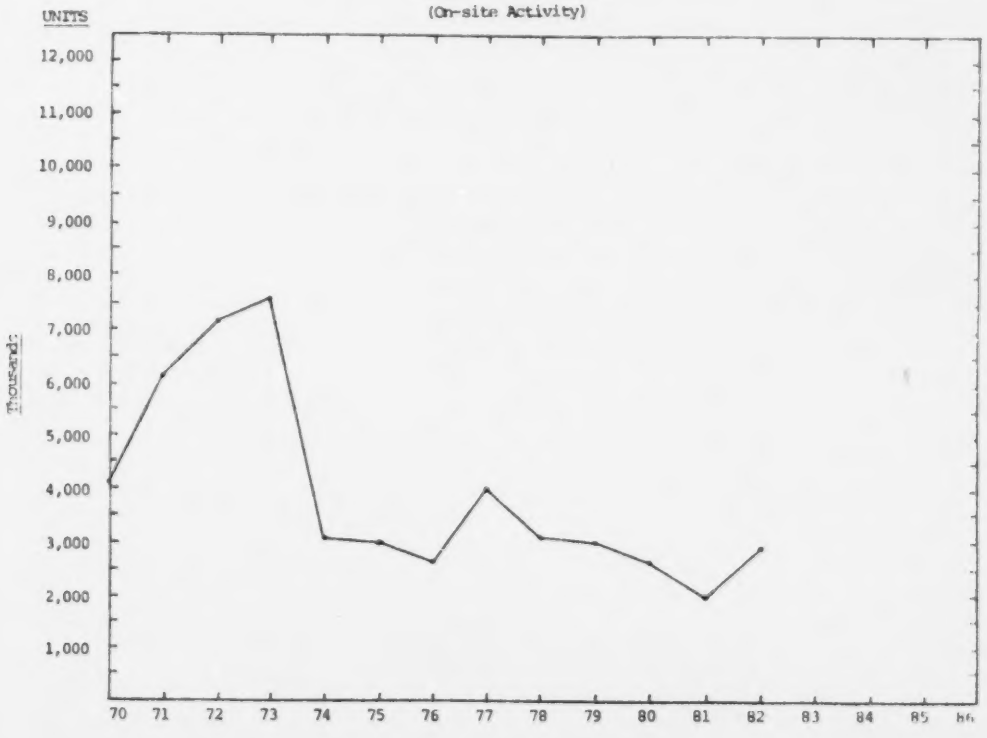


Figure 7
Delaware Housing Starts
(On-site Activity)



HOUSING PRODUCTION VOLUME
1970-1982

	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982
SINGLE FAMILY													
NCC	1,697	2,078	2,026	1,987	725	885	1,247	1,559	1,441	1,185	1,328	857	664
KENT	311	650	552	761	270	450	538	550	443	372	198	133	244
SUSSEX	562	854	1,066	1,024	651	599	637	755	733	642	552	573	577
STATE	2,570	3,582	3,644	3,772	1,946	1,934	2,422	2,864	2,617	2,199	2,078	1,563	1,485
MULTI-FAMILY													
NCC	1,476	2,114	2,325	2,790	901	668	84	920	299	566	368	170	921
KENT	60	214	707	510	93	441	4	14	102	161	11	0	146
SUSSEX	30	297	473	614	215	2	83	170	98	82	186	310	366
STATE	1,566	2,625	3,505	3,914	1,209	1,111	171	1,104	499	809	565	480	1,433
MOBILE HOME SALES													
NCC	437	337	364	354	187	98	285	269	178	98	122	125	146
KENT	843	792	638	938	605	410	474	487	514	584	360	367	491
SUSSEX	391	574	670	668	469	326	140	174	273	466	380	454	424
STATE	1,671	1,704	1,672	1,960	1,261	834	899	930	965	1,148	862	946	1,061
TOTAL PRODUCTION													
NCC	3,610	4,529	4,715	4,705	1,813	1,651	1,616	2,748	1,918	1,849	1,818	1,152	1,731
KENT	1,214	1,656	1,897	2,209	1,268	1,301	1,016	1,051	1,059	1,117	569	500	881
SUSSEX	983	1,725	2,209	2,306	1,335	927	860	1,099	1,104	1,190	1,118	1,337	1,367
STATE	5,807	7,911	8,921	9,646	4,416	3,879	3,492	4,898	4,081	4,156	3,505	2,989	3,979

APPENDIX A

HOUSING DATA CHARTS

1 - 9

CHART 1-A: ON-SITE PERMITS ISSUED

NEW CASTLE COUNTY

LOCATION	STRUCTURE	1981 4th QTR.	1981 TOTAL	1982 1st QTR.	1982 2nd QTR.	1982 3rd QTR.	1982 4th QTR.	1982 TOTAL
Bellefonte	Sngl.-fam.	0	1	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	1	0	0	0	0	0
Elsmere	Sngl.-fam.	0	0	1	0	1	0	2
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	1	0	1	0	2
New Castle	Sngl.-fam.	0	2	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	2	0	0	0	0	0
Newark	Sngl.-fam.	1	4	2	1	0	4	7
	Multi-fam.	0	0	0	0	0	0	0
	Total	1	4	2	1	0	4	7
Wilmington	Sngl.-fam.	47	80	2	5	30	0	37
	Multi-fam.	48	48	0	226	202	0	428
	Total	95	128	2	231	232	0	465
N.C. Co. Balance	Sngl.-fam.	82	770	63	152	238	165	618
	Multi-fam.	0	122	0	0	385	108	493
	Total	82	892	63	152	623	273	1,111
N.C. Co. Total	Sngl.-fam.	130	857	68	158	269	169	664
	Multi-fam.	48	170	0	226	587	108	921
	Total	178	1,027	68	384	856	277	1,585

CHART 1-B: ON-SITE PERMITS ISSUED

KENT COUNTY

LOCATION	STRUCTURE	1981 4th QTR.	1981 TOTAL	1982 1st QTR.	1982 2nd QTR.	1982 3rd QTR.	1982 4th QTR.	1982 TOTAL
Camden	Sngl.-fam.	-	0	-	-	-	68	68
	Multi-fam.	-	0	-	-	-	0	0
	Total	-	0	-	-	-	68	68
Dover	Sngl.-fam.	6	21	7	7	8	23	45
	Multi-fam.	0	0	0	0	0	0	0
	Total	6	21	7	7	8	23	45
Harrington	Sngl.-fam.	0	1	0	1	0	1	2
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	1	0	1	0	1	2
Milford	Sngl.-fam.	0	2	0	0	0	0	0
	Multi-fam.	0	0	0	146	0	0	146
	Total	0	2	0	146	0	0	146
Smyrna	Sngl.-fam.	0	2	0	0	5	6	11
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	2	0	0	5	6	11
Kent County Balance	Sngl.-fam.	25	107	14	39	37	28	118
	Multi-fam.	0	0	0	0	0	0	0
	Total	25	107	14	39	37	28	118
Kent County Total	Sngl.-fam.	31	133	21	47	50	126	244
	Multi-fam.	0	0	0	146	0	0	146
	Total	31	133	21	193	50	126	390

CHART 1-C: ON SITE PERMITS ISSUED

SUSSEX COUNTY

LOCATION	STRUCTURE	1981 4th QTR.	1981 TOTAL	1982 1st QTR.	1982 2nd QTR.	1982 3rd QTR.	1982 4th QTR.	1982 TOTAL
Bethany	Sngl.-fam.	16	83	24	21	12	42	99
	Multi-fam.	11	64	0	0	0	0	0
	Total	27	147	24	21	12	42	99
Georgetown	Sngl. fam.	1	2	2	0	2	2	6
	Multi-fam.	0	0	0	0	0	0	0
	Total	1	2	2	0	2	2	6
Laurel	Sngl.-fam.	1	8	0	0	0	7	7
	Multi-fam.	0	24	0	0	102	0	102
	Total	1	32	0	0	102	7	109
Lewes	Sngl.-fam.	7	11	1	0	4	2	7
	Multi-fam.	0	52	0	0	0	0	0
	Total	7	63	1	0	4	2	7
Milford	Sngl.-fam.	2	12	1	0	2	2	5
	Multi-fam.	0	0	0	0	0	0	0
	Total	2	12	1	0	2	2	5
Millsboro	Sngl.-fam.	0	2	0	0	1	0	1
	Multi-fam.	0	0	0	24	0	0	24
	Total	0	2	0	24	1	0	25
Milton	Sngl.-fam.	0	0	0	0	2	0	2
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	2	0	2
Rehoboth	Sngl.-fam.	0	12	8	3	53	6	70
	Multi-fam.	11	29	4	0	0	0	4
	Total	11	41	12	3	53	6	74
Seaford	Sngl.-fam.	1	10	0	0	2	2	4
	Multi-fam.	0	0	0	121	0	0	121
	Total	1	10	0	121	2	2	125
Sussex Co. Balance	Sngl.-fam.	49	433	84	53	78	161	376
	Multi-fam.	48	141	45	0	19	51	115
	Total	97	574	129	53	97	212	491
Sussex Co. Total	Sngl.-fam.	77	573	120	77	156	224	577
	Multi-fam.	70	310	49	145	121	51	366
	Total	147	883	169	222	277	275	943
STATE TOTAL	Sngl.-fam.	238	1,563	209	282	475	519	1,485
	Multi-fam.	118	480	49	517	708	159	1,433
	TOTAL	356	2,043	258	799	1,183	678	2,918

CHART 2-A: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

NEW CASTLE COUNTY

LOCATION	STRUCTURE	1981 4th QTR.	1981 TOTAL	1982 1st QTR.	1982 2nd QTR.	1982 3rd QTR.	1982 4th QTR.	1982 TOTAL
Bellefonte	Sngl.-fam.	0	17,000	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	17,000	0	0	0	0	0
Elsmere	Sngl.-fam.	0	0	12,000	0	30,000	0	42,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	12,000	0	30,000	0	42,000
New Castle	Sngl.-fam.	0	70,000	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	70,000	0	0	0	0	0
Newark	Sngl.-fam.	22,700	150,600	65,000	21,000	0	164,373	250,373
	Multi-fam.	0	0	0	0	0	0	0
	Total	22,700	150,600	65,000	21,000	0	164,373	250,373
Wilmington	Sngl.-fam.	1,363,400	2,928,400	132,000	200,000	790,000	0	1,122,000
	Multi-fam.	1,500,000	1,500,000	0	5,032,000	5,069,376	0	10,101,376
	Total	2,863,400	4,428,400	132,000	5,232,000	5,859,376	0	11,223,376
N.C. Co. Balance	Sngl.-fam.	3,003,225	23,552,594	2,427,570	4,878,125	6,919,735	5,930,582	20,156,012
	Multi-fam.	0	1,599,000	0	0	10,740,557	1,400,000	12,140,557
	Total	3,003,225	25,151,594	2,427,570	4,878,125	17,660,292	7,330,582	32,296,569
N.C. Co. Total	Sngl.-fam.	4,389,325	26,718,594	2,636,570	5,099,125	7,739,735	6,094,955	21,570,385
	Multi-fam.	1,500,000	3,099,000	0	5,032,000	15,809,933	1,400,000	22,241,933
	Total	5,889,325	29,817,594	2,636,570	10,131,125	23,549,668	7,494,955	43,812,318

CHART 2-B: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

KENT COUNTY

LOCATION	STRUCTURE	1981 4th QTR.	1981 TOTAL	1982 1st QTR.	1982 2nd QTR.	1982 3rd QTR.	1982 4th QTR.	1982 TOTAL
Camden	Sngl.-fam.	-	0	-	-	-	1,606,600	1,606,600
	Multi-fam.	-	0	-	-	-	0	0
	Total	-	0	-	-	-	1,606,600	1,606,600
Dover	Sngl.-fam.	231,000	1,005,000	279,200	264,000	257,000	693,000	1,493,200
	Multi-fam.	0	0	0	0	0	0	0
	Total	231,000	1,005,000	279,200	264,000	257,000	693,000	1,493,200
Harrington	Sngl.-fam.	0	28,000	0	31,500	0	31,000	62,500
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	28,000	0	31,500	0	31,000	62,500
Milford	Sngl.-fam.	0	76,000	0	0	0	0	0
	Multi-fam.	0	0	0	3,500,000	0	0	3,500,000
	Total	0	76,000	0	3,500,000	0	0	3,500,000
Smyrna	Sngl.-fam.	0	82,000	0	0	146,200	174,300	320,500
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	82,000	0	0	146,200	174,300	320,500
Kent County Balance	Sngl.-fam.	1,078,100	4,906,970	521,800	1,575,087	1,665,910	1,302,374	5,065,171
	Multi-fam.	0	0	0	0	0	0	0
	Total	1,078,100	4,906,970	521,800	1,575,087	1,665,910	1,302,374	5,065,171
Kent County Total	Sngl.-fam.	1,309,100	6,097,970	801,000	1,870,587	2,069,110	3,807,274	8,547,971
	Multi-fam.	0	0	0	3,500,000	0	0	3,500,000
	Total	1,309,100	6,097,970	801,000	5,370,587	2,069,110	3,807,274	12,047,971

CHART 2-C: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

SUSSEX COUNTY

LOCATION	STRUCTURE	1981 4th QTR.	1981 TOTAL	1982 1st QTR.	1982 2nd QTR.	1982 3rd QTR.	1982 4th QTR.	1982 TOTAL
Bethany	Sngl.-fam.	719,113	3,690,587	1,166,636	895,219	461,321	1,943,542	4,466,718
	Multi-fam.	610,000	2,978,170	0	0	0	0	0
	Total	1,329,113	6,668,757	1,166,636	895,219	461,321	1,943,542	4,466,718
Georgetown	Sngl. fam.	35,000	72,495	81,500	0	86,000	91,515	259,015
	Multi-fam.	0	0	0	0	0	0	0
	Total	35,000	72,495	81,500	0	86,000	91,515	259,015
Laurel	Sngl.-fam.	33,500	267,430	0	0	0	264,960	264,960
	Multi-fam.	0	600,000	0	0	2,450,000	0	2,450,000
	Total	33,500	867,430	0	0	2,450,000	264,960	2,714,960
Lewes	Sngl.-fam.	467,000	641,000	40,000	0	272,145	91,000	403,145
	Multi-fam.	0	1,125,000	0	0	0	0	0
	Total	467,000	1,766,000	40,000	0	272,145	91,000	403,145
Milford	Sngl.-fam.	85,000	125,300	35,300	0	97,200	75,500	208,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	85,000	125,300	35,300	0	97,200	75,500	208,000
Millsboro	Sngl.-fam.	0	111,000	0	0	75,000	0	75,000
	Multi-fam.	0	0	0	616,000	0	0	616,000
	Total	0	111,000	0	616,000	75,000	0	691,000
Milton	Sngl.-fam.	0	0	0	0	82,300	0	82,300
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	82,300	0	82,300
Rehoboth	Sngl.-fam.	0	695,512	440,647	210,000	2,133,000	436,500	3,220,147
	Multi-fam.	583,000	1,129,000	142,600	0	0	0	142,600
	Total	583,000	1,824,512	583,247	210,000	2,133,000	436,500	3,362,747
Seaford	Sngl.-fam.	41,500	360,455	0	0	69,300	77,250	146,550
	Multi-fam.	0	0	0	2,691,306	0	0	2,691,306
	Total	41,500	360,455	0	2,691,306	69,300	77,250	2,837,856
Sussex Co. Balance	Sngl.-fam.	1,845,678	18,420,355	4,048,314	2,316,039	3,305,078	6,803,387	16,472,818
	Multi-fam.	1,300,000	5,013,500	3,081,400	0	456,000	1,601,400	5,138,800
	Total	3,145,678	23,433,855	7,129,714	2,316,039	3,761,078	8,404,787	21,611,618
Sussex Co. Total	Sngl.-fam.	3,218,791	24,650,934	5,812,397	3,421,258	6,581,344	9,783,654	25,598,653
	Multi-fam.	2,493,000	10,846,210	3,224,000	3,307,306	2,906,000	1,601,400	11,038,706
	Total	5,711,791	35,497,144	9,036,397	6,728,564	9,487,344	11,385,054	36,637,359
STATE TOTAL	Sngl.-fam.	8,917,216	57,467,498	9,249,967	10,390,970	16,390,189	19,685,883	55,717,009
	Multi-fam.	3,993,000	13,945,210	3,224,000	11,839,306	18,715,933	3,001,400	86,780,639
	TOTAL	12,910,216	71,412,708	12,473,967	22,230,276	35,106,122	22,687,283	92,497,648

CHART 3-A: AVERAGE COST ON-SITE CONSTRUCTION

(REPORTED FROM PERMITS)

NEW CASTLE COUNTY

		1981		1982				
LOCATION	STRUCTURE	4th QTR.	1981 TOTAL	1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL
Bellefonte	Sngl.-fam.	0	17,000	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	17,000	0	0	0	0	0
Elsmere	Sngl.-fam.	0	0	12,000	0	30,000	0	21,000
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	12,000	0	30,000	0	21,000
New Castle	Sngl.-fam.	0	35,000	0	0	0	0	0
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	35,000	0	0	0	0	0
Newark	Sngl.-fam.	22,700	37,650	32,500	21,000	0	41,093	35,768
	Multi-fam.	0	0	0	0	0	0	0
	Total	22,700	37,650	32,500	21,000	0	41,093	35,768
Wilmington	Sngl.-fam.	29,009	36,605	66,000	40,000	26,333	0	30,324
	Multi-fam.	31,250	31,250	0	22,265	25,096	0	23,601
	Total	30,141	34,597	66,000	22,649	25,256	0	24,136
N.C. Co. Balance	Sngl.-fam.	36,625	30,588	38,533	32,093	29,075	35,943	32,615
	Multi-fam.	0	13,107	0	0	27,898	12,963	24,626
	Total	36,625	28,197	38,533	32,093	28,347	26,852	29,070
N.C. Co. Total	Sngl.-fam.	33,764	31,177	38,773	32,273	28,772	36,065	32,486
	Multi-fam.	31,250	18,229	0	22,265	26,933	12,963	24,150
	Total	33,086	29,034	38,773	26,383	27,511	27,058	27,642

CHART 3-B: AVERAGE COST ON-SITE CONSTRUCTION

(REPORTED FROM PERMITS)

KENT COUNTY

LOCATION	STRUCTURE	1981 4th QTR.	1981 TOTAL	1982 1st QTR.	1982 2nd QTR.	1982 3rd QTR.	1982 4th QTR.	1982 TOTAL
Camden	Sngl.-fam.	-	0	-	-	-	23,626	23,626
	Multi-fam.	-	0	-	-	-	0	0
	Total	-	0	-	-	-	23,626	23,626
Dover	Sngl.-fam.	38,500	47,857	39,886	37,714	32,125	30,130	33,182
	Multi-fam.	0	0	0	0	0	0	0
	Total	38,500	47,857	39,886	37,714	32,125	30,130	33,182
Harrington	Sngl.-fam.	0	28,000	0	31,500	0	31,000	31,250
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	28,000	0	31,500	0	31,000	31,250
Milford	Sngl.-fam.	0	38,000	0	0	0	0	0
	Multi-fam.	0	0	0	23,973	0	0	23,973
	Total	0	38,000	0	23,973	0	0	23,973
Smyrna	Sngl.-fam.	0	41,000	0	0	29,240	29,050	29,136
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	41,000	0	0	29,240	29,050	29,136
Kent County Balance	Sngl.-fam.	43,124	45,860	37,271	40,387	45,025	46,513	42,925
	Multi-fam.	0	0	0	0	0	0	0
	Total	43,124	45,860	37,271	40,387	45,025	46,513	42,925
Kent County Total	Sngl.-fam.	42,229	45,849	38,143	39,800	41,382	30,216	35,033
	Multi-fam.	0	0	0	23,973	0	0	23,973
	Total	42,229	45,849	38,143	27,827	41,382	30,216	30,892

CHART 3-C: AVERAGE COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)
SUSSEX COUNTY

LOCATION	STRUCTURE	1981 4th QTR.	1981 TOTAL	1982 1st QTR.	1982 2nd QTR.	1982 3rd QTR.	1982 4th QTR.	1982 TOTAL
Bethany	Sngl.-fam.	44,945	44,465	48,610	42,629	38,443	46,275	45,118
	Multi-fam.	55,455	46,534	0	0	0	0	0
	Total	49,226	45,366	48,610	42,629	38,443	46,275	45,118
Georgetown	Sngl. fam.	35,000	36,247	40,750	0	43,000	45,608	43,169
	Multi-fam.	0	0	0	0	0	0	0
	Total	35,000	36,247	40,750	0	43,000	45,608	43,169
Laurel	Sngl.-fam.	33,500	33,429	0	0	0	37,851	37,853
	Multi-fam.	0	25,000	0	0	24,020	0	24,020
	Total	33,500	27,107	0	0	24,020	37,851	24,908
Lewes	Sngl.-fam.	66,714	58,273	40,000	0	68,036	45,500	57,592
	Multi-fam.	0	21,635	0	0	0	0	0
	Total	66,714	28,032	40,000	0	68,036	45,500	57,592
Milford	Sngl.-fam.	38,500	32,675	35,300	0	48,600	37,750	41,600
	Multi-fam.	0	0	0	0	0	0	0
	Total	38,500	32,675	35,300	0	48,600	37,750	41,600
Millsboro	Sngl.-fam.	0	55,500	0	0	75,000	0	75,000
	Multi-fam.	0	0	0	25,667	0	0	25,667
	Total	0	55,500	0	25,667	75,000	0	27,640
Milton	Sngl.-fam.	0	0	0	0	41,150	0	41,150
	Multi-fam.	0	0	0	0	0	0	0
	Total	0	0	0	0	41,150	0	41,150
Rehoboth	Sngl.-fam.	0	57,959	55,080	70,000	40,245	72,750	46,002
	Multi-fam.	53,000	38,931	35,650	0	0	0	35,650
	Total	53,000	44,500	48,604	70,000	40,245	72,750	45,443
Seaford	Sngl.-fam.	41,500	36,045	0	0	34,650	38,625	36,638
	Multi-fam.	0	0	0	22,242	0	0	22,242
	Total	41,500	36,045	0	22,242	34,650	38,625	22,703
Sussex Co. Balance	Sngl.-fam.	37,667	42,541	48,194	43,699	42,373	42,257	43,811
	Multi-fam.	27,083	35,557	68,476	0	24,000	31,400	44,685
	Total	32,430	40,826	55,269	43,699	38,774	39,645	44,016
Sussex Co. Total	Sngl.-fam.	41,802	43,021	48,437	44,432	42,188	43,677	44,365
	Multi-fam.	35,614	34,988	65,796	22,809	24,017	31,400	30,160
	Total	38,856	40,201	53,470	30,309	34,250	41,400	38,852
STATE TOTAL	Sngl.-fam.	37,467	36,767	44,258	38,847	34,506	37,930	37,520
	Multi-fam.	33,839	29,053	65,796	22,900	26,435	18,877	25,667
	TOTAL	36,265	34,955	48,349	27,823	29,676	33,462	31,699

CHART 4: MOBILE HOME SALES

	1981		1982				
COUNTY	4th QTR	TOTAL	1st QTR	2nd QTR	3rd QTR	4th QTR	TOTAL
New Castle	28	125	35	66	26	19	146
Kent	93	367	87	127	114	163	491
Sussex	102	454	58	112	133	121	424
STATE TOTAL	223	946	180	305	273	303	1,061

CHART 5A: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCALITY	4th Quarter 1981								TOTAL 1981							
	1 BR		2 BR		3 BR		4+ BR		1 BR		2 BR		3 BR		4+ BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Newark	0	0	0	0	0	0	1	0	0	0	1	0	2	0	1	0
Wilmington	0	0	34	34	13	14	0	0	0	0	46	34	33	14	1	0
Co. Balance	0	0	7	0	53	0	22	0	1	0	208	59	404	63	157	0
Co. Total	0	0	41	34	66	14	23	0	1	0	255	93	442	77	159	0
KENT																
Camden	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dover	0	0	1	0	1	0	4	0	0	0	2	0	15	0	4	0
Harrington	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Milford	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Smyrna	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Co. Balance	1	0	2	0	20	0	2	0	1	1	10	0	82	0	13	0
Co. Total	1	0	3	0	21	0	6	0	1	1	12	0	102	0	17	0
SUSSEX																
Bethany	0	2	2	6	12	3	2	0	0	4	6	26	46	34	31	0
Georgetown	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Laurel	0	0	0	0	1	0	0	0	0	8	0	8	6	8	1	0
Lewes	0	0	0	0	7	0	0	0	0	0	9	45	7	0	3	0
Milford	0	0	0	0	2	0	0	0	0	0	3	0	9	0	1	0
Millsboro	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rehoboth	0	0	0	11	0	0	0	0	0	6	3	20	8	3	2	0
Seaford	0	0	0	0	1	0	0	0	0	0	0	0	10	0	0	0
Co. Balance	1	0	19	40	24	8	5	0	8	3	101	87	267	43	51	12
Co. Total	1	2	21	57	48	11	7	0	8	21	122	186	357	88	89	12
STATE TOTAL	2	2	65	91	135	25	36	0	10	22	389	279	901	165	265	12

CHART 5B: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCALITY	4th Quarter 1982								TOTAL 1982							
	1 BR		2 BR		3 BR		4+ BR		1 BR		2 BR		3 BR		4+ BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newark	0	0	0	0	1	0	3	0	0	0	0	0	2	0	5	0
Wilmington	0	0	0	0	0	0	0	0	0	305	21	82	15	41	1	0
Co. Balance	1	98	26	10	88	0	50	0	4	242	63	137	413	94	138	20
Co. Total	1	98	26	10	89	0	53	0	4	547	85	219	431	135	144	20
KENT																
Camden	0	0	0	0	68	0	0	0	0	0	0	0	68	0	0	0
Dover	0	0	0	0	18	0	5	0	0	0	5	0	24	0	16	0
Harrington	0	0	1	0	0	0	0	0	1	0	1	0	0	0	0	0
Milford	0	0	0	0	0	0	0	0	0	110	0	36	0	0	0	0
Smyrna	0	0	0	0	6	0	0	0	0	0	0	0	10	0	1	0
Co. Balance	0	0	5	0	21	0	2	0	5	0	28	0	76	0	9	0
Co. Total	0	0	6	0	113	0	7	0	6	110	34	36	178	0	26	0
SUSSEX																
Bethany	0	0	4	0	21	0	17	0	0	0	23	0	51	0	25	0
Georgetown	1	0	0	0	1	0	0	0	1	0	2	0	3	0	0	0
Laurel	0	0	1	0	4	0	2	0	0	28	1	66	4	8	2	0
Lewes	0	0	0	0	2	0	0	0	0	0	1	0	4	0	2	0
Milford	0	0	0	0	2	0	0	0	0	0	0	0	5	0	0	0
Millsboro	0	0	0	0	0	0	0	0	0	24	0	0	1	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
Rehoboth	0	0	0	0	6	0	0	0	0	0	48	0	21	4	1	0
Seaford	0	0	0	0	2	0	0	0	0	40	0	43	4	38	0	0
Co. Balance	0	0	98	14	63	28	0	9	15	14	116	62	231	30	14	9
Co. Total	1	0	103	14	101	28	19	9	16	106	192	171	325	80	44	9
STATE TOTAL	2	98	135	24	303	28	79	9	26	763	311	426	934	215	214	29

CHART 6: NUMBER OF NEW UNITS BY SQUARE FOOT PER UNIT

LOCATION	4th QUARTER 1981			TOTAL 1981			4th QUARTER 1982			TOTAL 1982		
	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500
NEW CASTLE												
Bellefonte	0	0	0	0	1	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	1	1	0
New Castle	0	0	0	0	2	0	0	0	0	0	0	0
Newark	0	0	1	1	1	2	0	0	4	0	1	6
Wilmington	0	48	47	0	68	60	0	0	0	327	127	11
Co. Balance	2	18	62	176	371	345	128	23	122	541	199	371
Co. Total	2	66	110	177	443	407	128	23	126	869	328	388
KENT												
Camden	-	-	-	-	-	-	0	54	14	0	54	14
Dover	0	0	6	0	14	7	0	4	19	2	6	37
Harrington	0	0	0	0	1	0	0	1	0	0	2	0
Milford	0	0	0	0	2	0	0	0	0	146	0	0
Smyrna	0	0	0	0	2	1	0	6	0	0	10	1
Co. Balance	5	10	10	13	50	44	3	11	14	17	58	43
Co. Total	5	10	16	13	69	51	3	76	47	165	130	95
SUSSEX												
Bethany	0	27	0	0	134	13	0	35	7	0	88	11
Georgetown	0	1	0	0	2	0	0	2	0	0	5	1
Laurel	0	1	0	0	32	0	0	7	0	102	7	0
Lewes	0	1	6	12	44	8	0	1	1	1	2	4
Milford	0	2	0	1	11	0	0	2	0	0	5	0
Millsboro	0	0	0	0	0	2	0	0	0	24	0	1
Milton	0	0	0	0	0	0	0	0	0	0	2	0
Rehoboth	0	11	0	0	26	15	0	4	2	48	16	10
Seaford	0	1	0	2	7	1	0	2	0	83	42	0
Co. Balance	16	56	25	161	302	110	62	123	27	98	289	104
Co. Total	16	100	31	176	558	149	62	176	37	356	456	131
STATE TOTAL	23	176	157	366	1,070	607	193	275	210	1,390	914	614

CHART 7: HEATING FUEL IN NEW HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS WITH SPECIFIED FUEL															
	4th QUARTER				1981 TOTAL				4th QUARTER				1982 TOTAL			
	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0
New Castle	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
Newark	1	0	0	0	1	1	2	0	1	3	0	0	1	6	0	0
Wilmington	47	0	48	0	57	3	68	0	0	0	0	0	26	42	397	0
Co. Balance	27	7	48	0	263	205	424	0	156	9	108	0	417	122	568	4
Co. Total	75	7	96	0	323	209	495	0	157	12	108	0	445	170	966	4
KENT																
Camden	-	-	-	-	-	-	-	-	68	0	0	0	68	0	0	0
Dover	4	2	0	0	12	4	5	0	5	5	12	1	14	16	14	1
Harrington	0	0	0	0	0	0	1	0	0	1	0	0	0	1	1	0
Milford	0	0	0	0	0	0	2	0	0	0	0	0	0	0	146	0
Smyrna	0	0	0	0	1	0	1	0	0	0	6	0	0	1	10	0
Co. Balance	3	1	18	3	7	6	87	7	3	1	24	0	16	17	76	9
Co. Total	7	3	18	3	20	10	96	7	76	7	42	1	98	35	247	10
SUSSEX																
Bethany	0	0	24	3	0	8	136	3	0	0	42	0	0	0	99	0
Georgetown	0	0	1	0	0	0	2	0	0	0	2	0	0	0	5	1
Laurel	1	0	0	0	2	4	26	0	0	0	7	0	0	102	7	0
Lewes	0	0	7	0	0	0	57	6	0	0	2	0	1	0	6	0
Milford	0	0	2	0	0	0	12	0	1	0	1	0	1	0	4	0
Millsboro	0	0	0	0	0	0	2	0	0	0	0	0	0	0	25	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
Rehoboth	0	0	11	0	0	2	39	0	1	0	5	0	1	0	73	0
Seaford	0	0	1	0	0	4	6	0	0	0	2	0	0	0	125	0
Co. Balance	4	0	91	2	14	24	521	15	3	2	201	6	13	11	453	14
Co. Total	5	0	137	5	16	42	801	24	5	2	262	6	16	113	799	15
STATE TOTAL	87	10	251	8	359	261	1,392	31	238	21	412	7	559	318	2,012	29

CHART 8: REHABILITATION HOUSING (UNITS AND COST ($000)

LOCATION	1981				1982			
	1981 TOTAL		4th QTR		1982 TOTAL		4th QTR.	
	UNITS	COST	UNITS	COST	UNITS	COST	UNITS	COST
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	13	18	3	3	22	114	3	24
Newark	6	65	1	7	0	0	0	0
New Castle	0	0	0	0	25	269	7	102
Wilmington	344	5,087	123	1,245	598	8,252	120	2,502
Co. Balance	325	2,776	101	705	218	2,892	25	305
Co. Total	688	7,946	228	1,960	863	11,284	155	2,933
KENT								
Camden	-	-	-	-	-	-	-	-
Dover	34	374	9	125	31	298	9	81
Harrington	1	9	1	9	3	34	1	6
Milford (K)	7	99	1	10	3	30	0	0
Smyrna	2	19	1	12	4	16	0	0
Co. Balance	104	1,132	11	86	65	907	13	376
Co. Total	148	1,633	23	242	106	1,285	23	463
SUSSEX								
Bethany	1	55	1	55	2	47	0	0
Georgetown	0	0	0	0	28	134	7	42
Laurel	4	33	2	19	24	55	0	0
Lewes	10	143	4	85	12	129	2	32
Milford (S)	2	20	1	12	4	51	0	0
Millsboro	18	206	3	45	7	125	2	84
Milton	2	16	0	0	2	34	1	24
Rehoboth	28	1,051	17	199	38	459	13	224
Seaford	13	155	1	15	5	52	2	16
Co. Balance	174	1,952	6	88	56	1,062	1	10
Co. Total	251	3,631	35	516	178	2,148	28	432
STATE TOTAL	1,087	13,210	286	2,718	1,147	14,718	206	3,828

CHART 9: RESIDENTIAL DEMOLITIONS AND CERTIFICATES OF OCCUPANCY

LOCATION	NUMBER OF UNITS DEMOLISHED				NUMBER OF OCCUPANCY PERMITS			
	1981		1982		1981		1982	
	TOTAL	4th QTR.	TOTAL	4th QTR.	TOTAL	4th QTR.	TOTAL	4th QTR.
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0
Newark	5	1	0	0	14	3	0	0
New Castle	1	0	4	3	0	0	3	1
Wilmington	45	19	82	19	437	85	224	57
Co. Balance	51	13	44	1	1,235	189	741	225
Co. Total	102	33	130	23	1,686	277	968	283
KENT								
Camden	-	-	-	-	-	-	-	-
Dover	0	0	0	0	3	3	28	3
Harrington	0	0	5	2	1	0	0	0
Milford (K)	3	1	1	0	16	2	0	0
Smyrna	0	0	0	0	2	0	9	8
Co. Balance	57	10	34	3	62	1	55	13
Co. Total	60	11	40	5	84	6	92	24
SUSSEX								
Bethany	0	0	0	0	84	5	117	21
Georgetown	1	0	3	0	0	0	3	1
Laurel	6	2	5	4	5	1	3	2
Lewes	1	0	0	0	21	2	6	5
Milford (S)	1	0	2	0	6	1	4	0
Millsboro	0	0	0	0	2	1	0	0
Milton	0	0	0	0	0	0	0	0
Rehoboth	9	7	17	5	18	0	60	32
Seaford	3	0	5	2	7	1	0	0
Co. Balance	0	0	2	0	704	51	254	29
Co. Total	21	9	34	11	847	62	447	90
STATE TOTAL	183	53	204	39	2,617	345	1,507	397

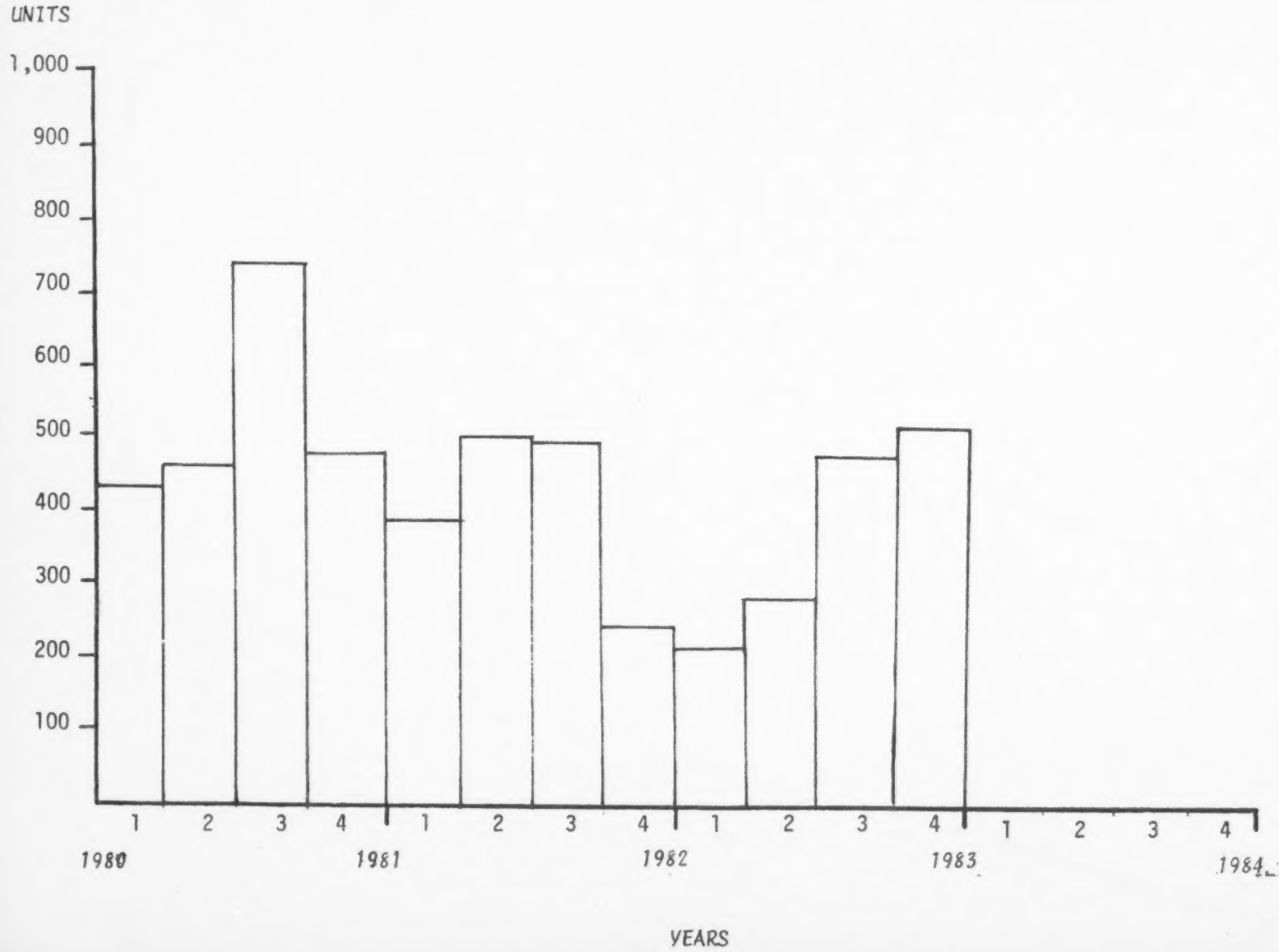
APPENDIX B

GRAPHS OF SINGLE FAMILY

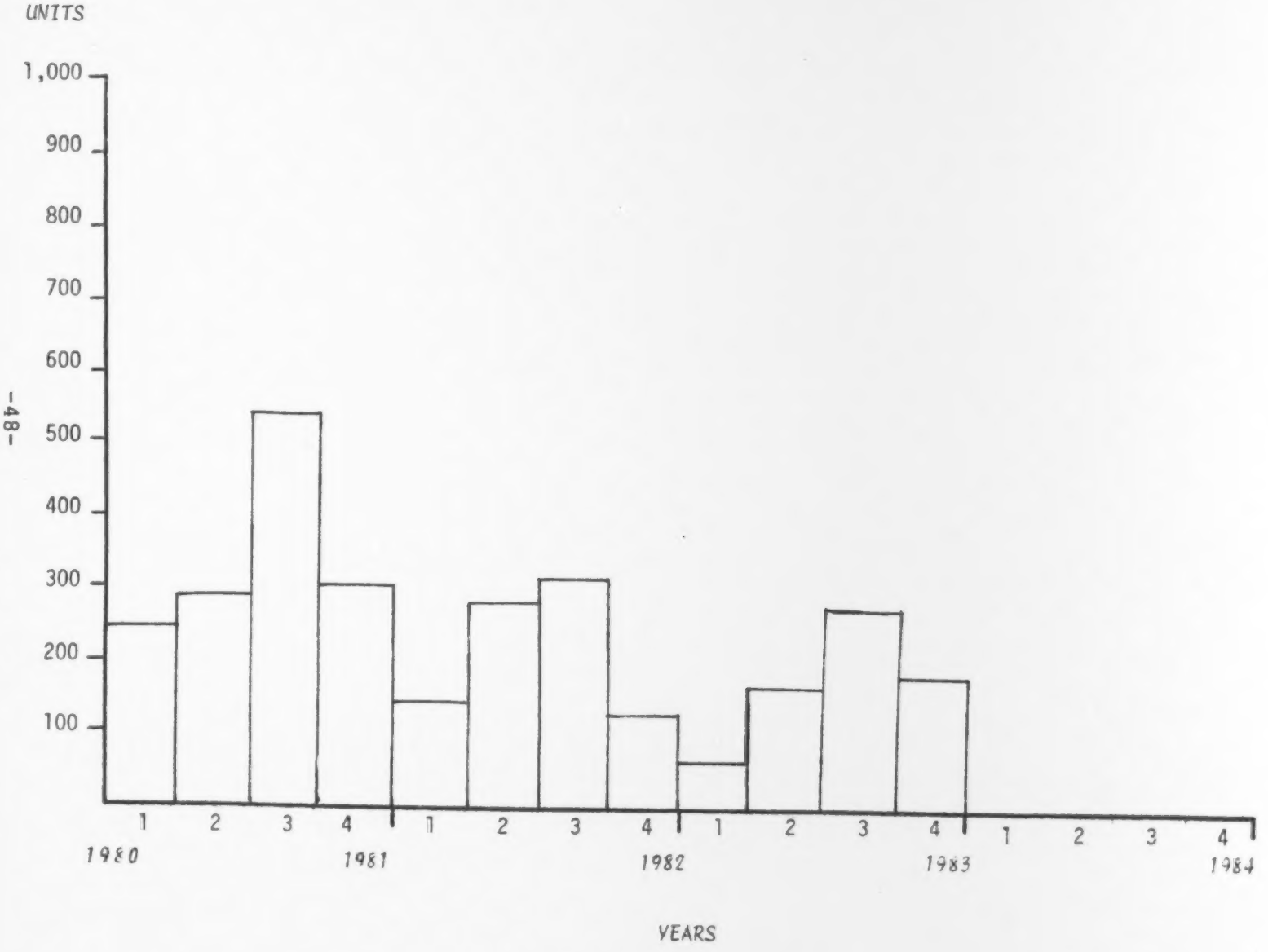
HOUSING PRODUCTION

1980 - 1982

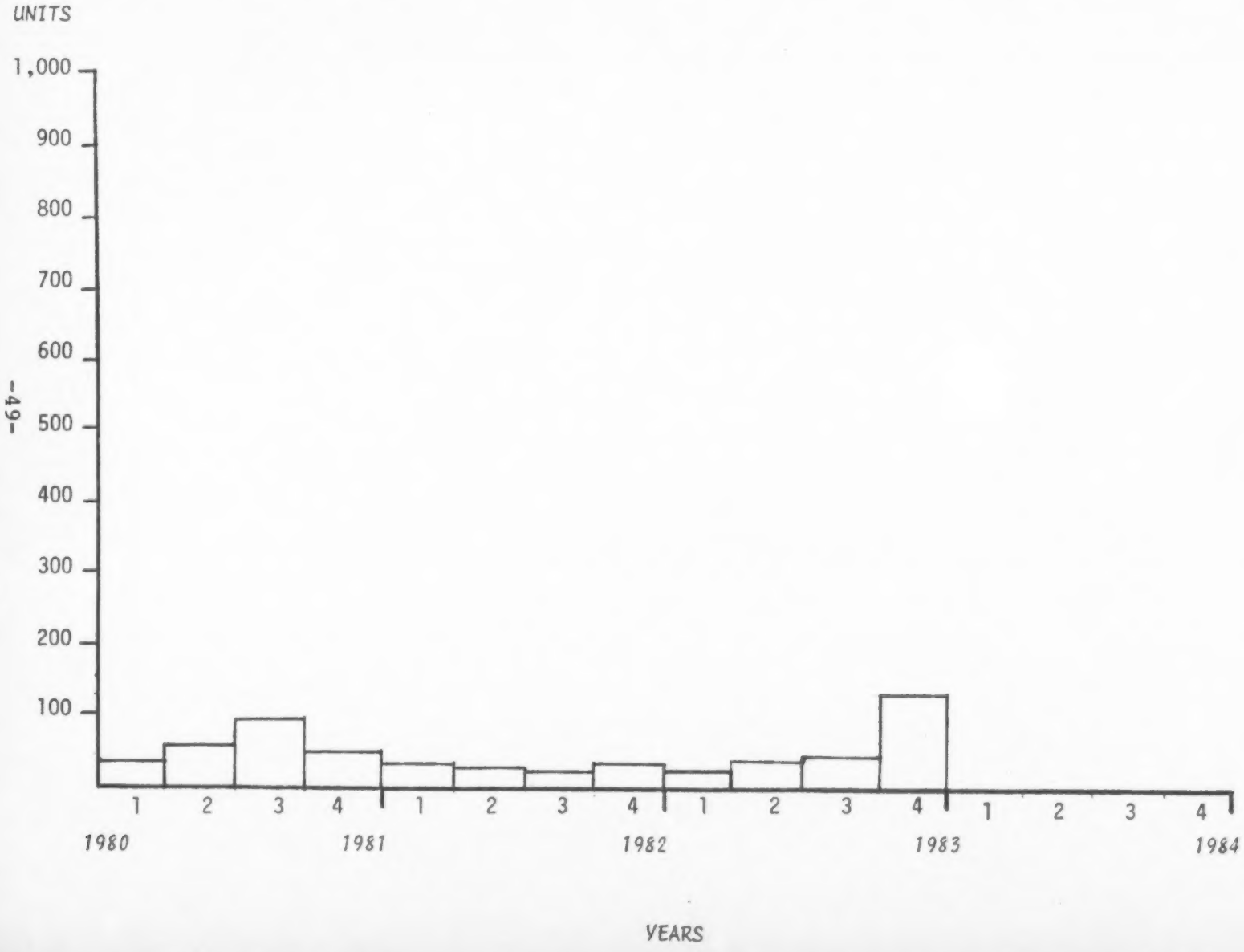
(BY QUARTER)



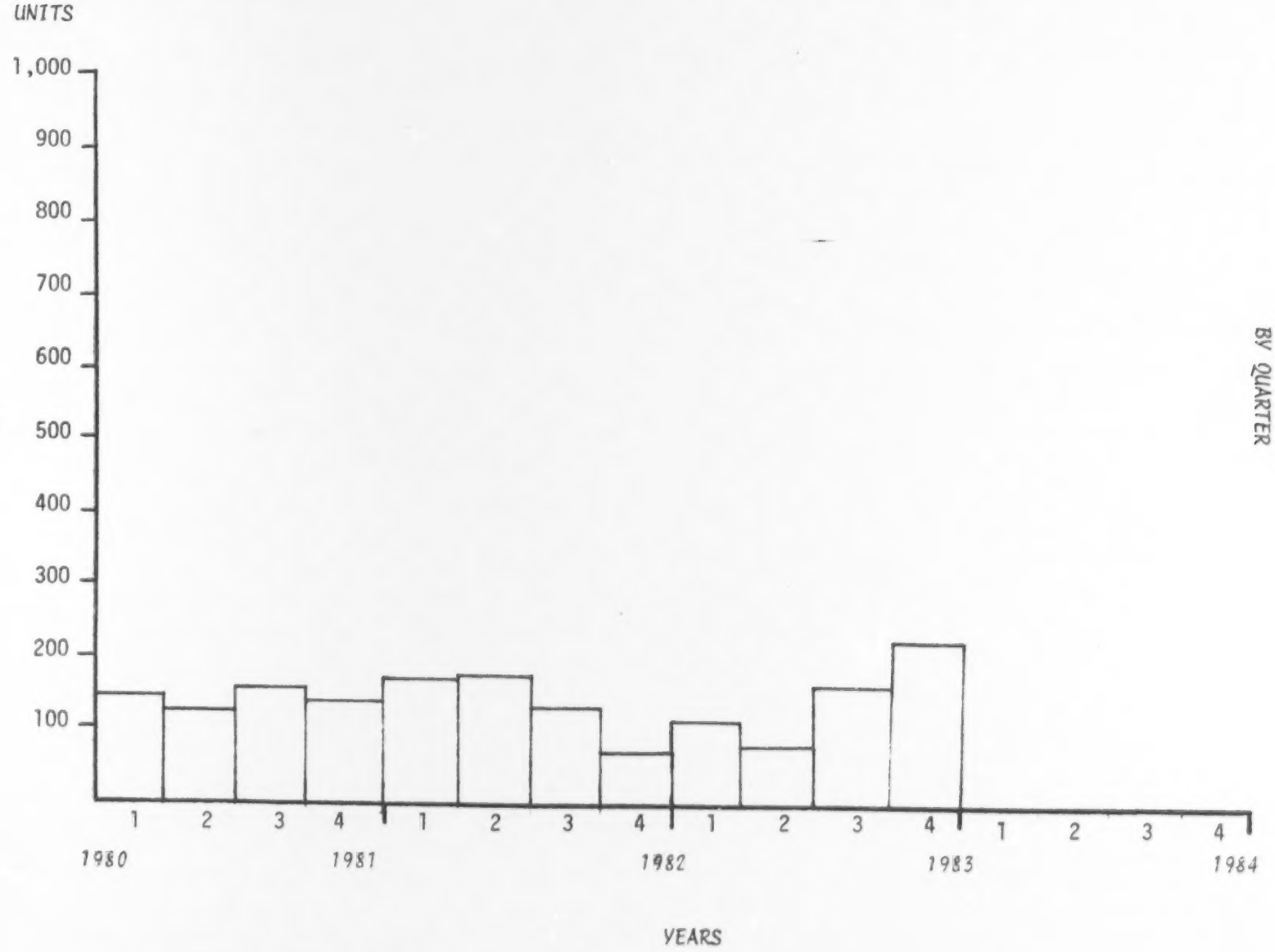
SINGLE FAMILY
HOUSING PRODUCTION
STATEWIDE
BY QUARTER



SINGLE FAMILY
HOUSING PRODUCTION
NEW CASTLE COUNTY
BY COUNTY



SINGLE FAMILY
HOUSING PRODUCTION
KENT COUNTY
BY QUARTER



SINGLE FAMILY
HOUSING PRODUCTION
SUSSEX COUNTY
BY QUARTER

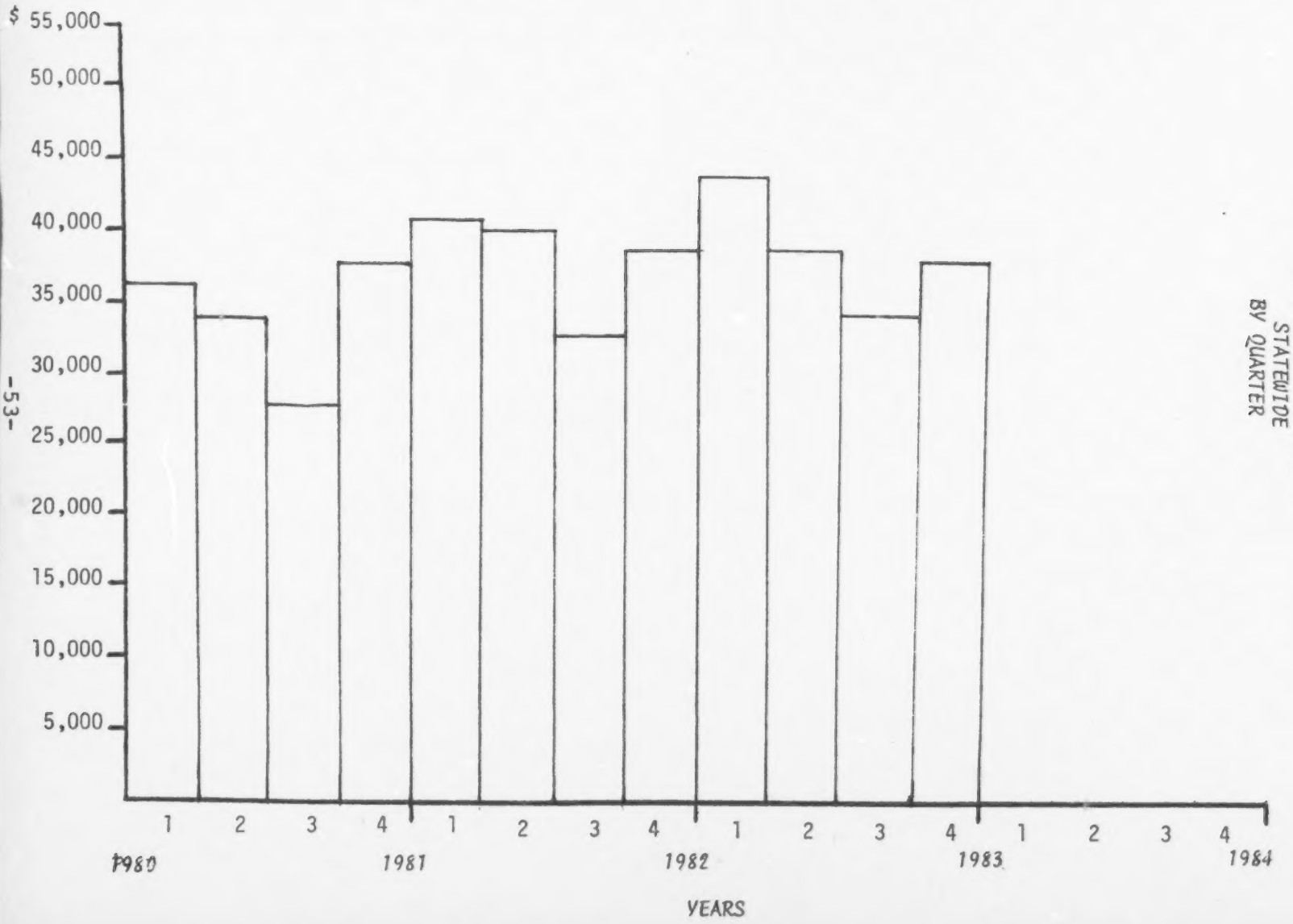
APPENDIX C

AVERAGE BUILDERS' COST

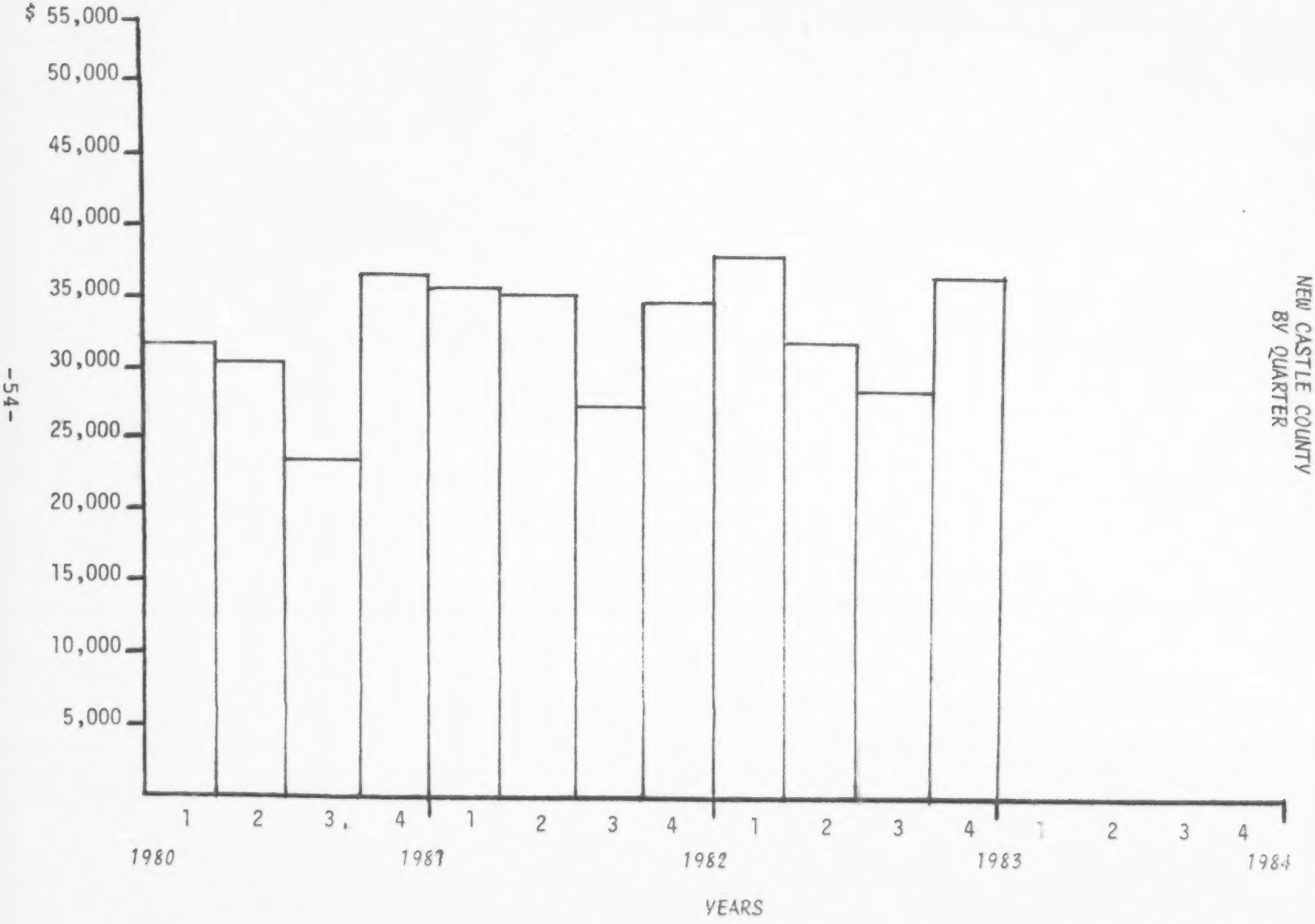
OF A SINGLE FAMILY HOME

1980 - 1982

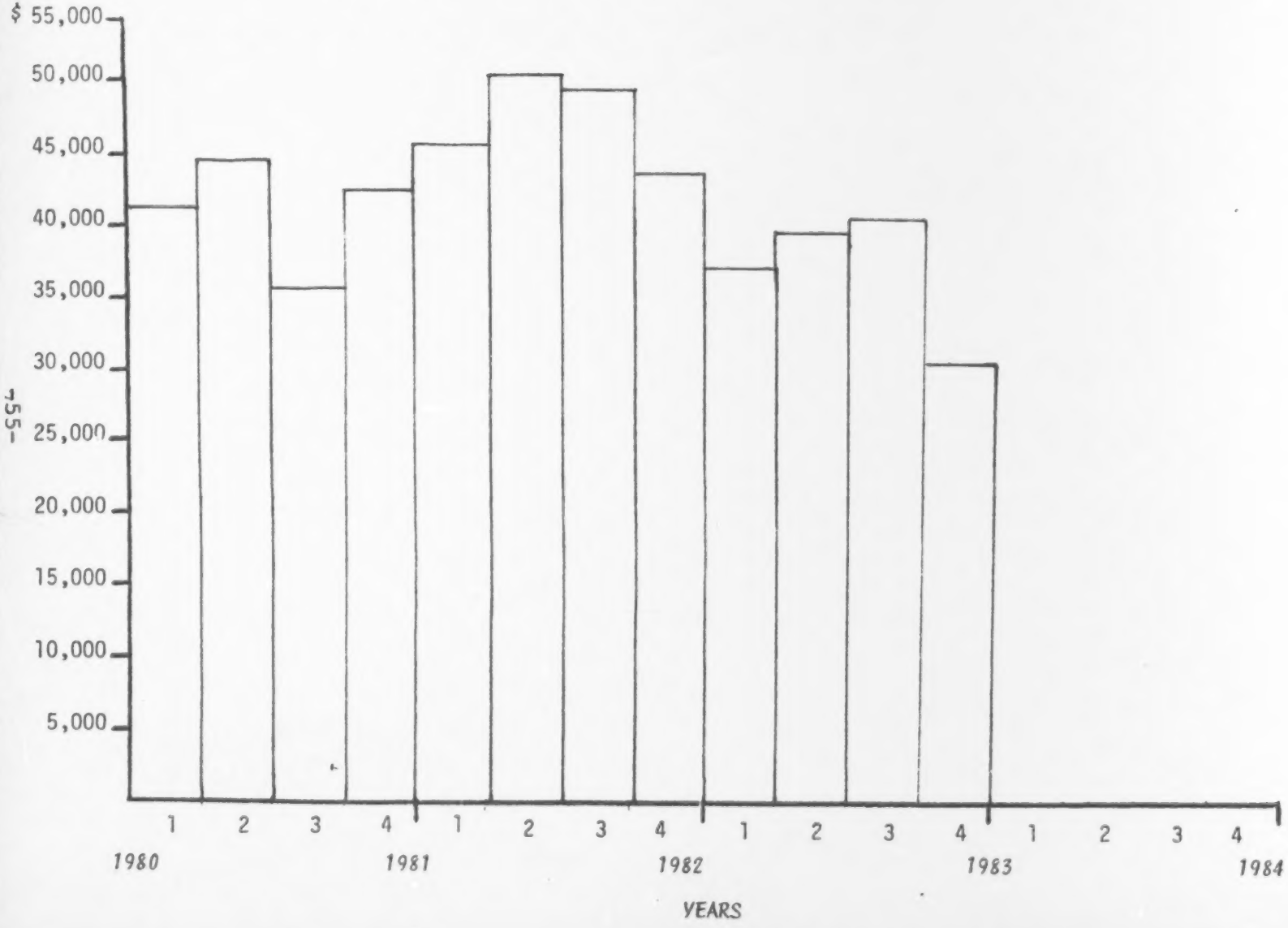
(BY QUARTER)



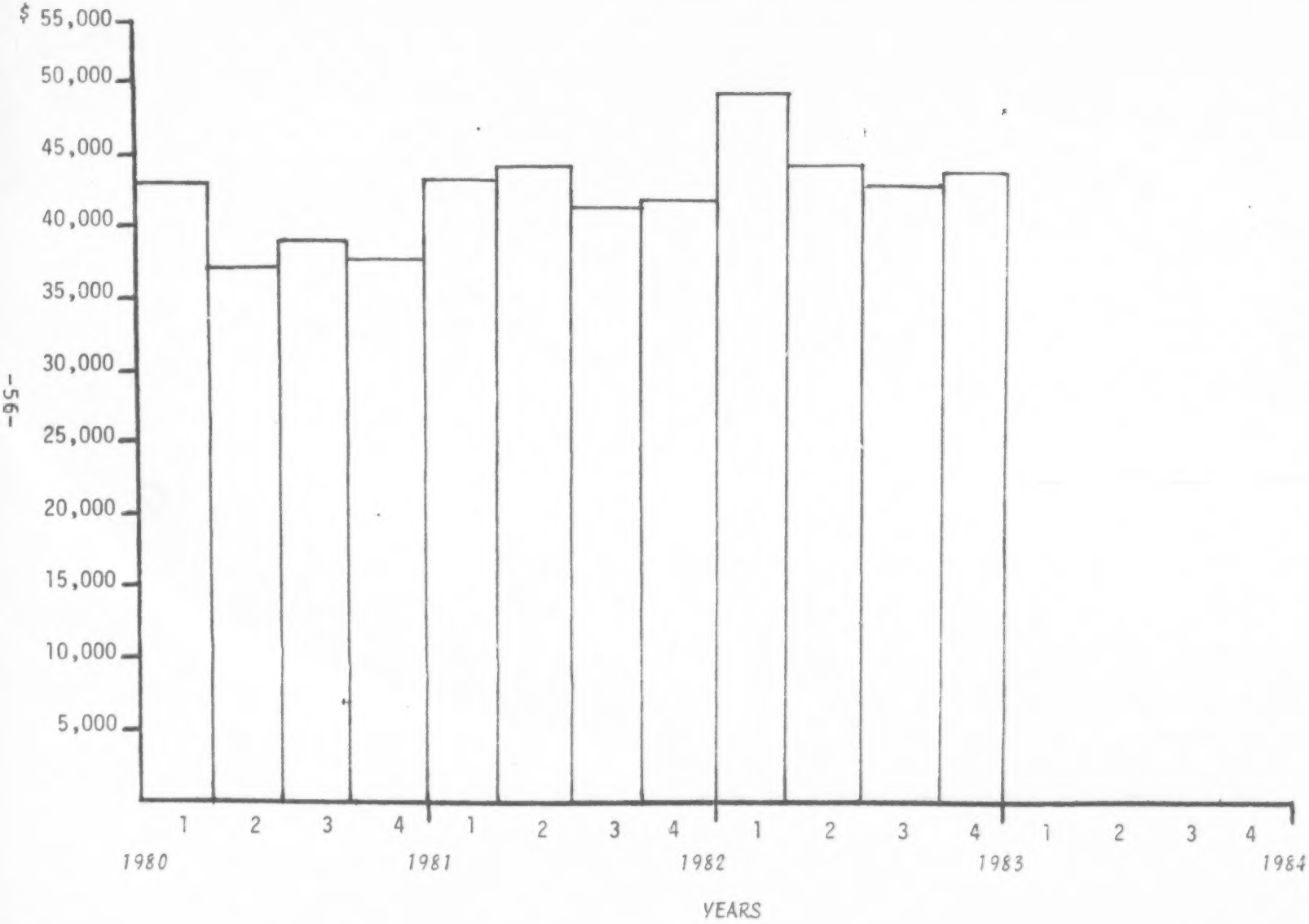
AVERAGE BUILDERS' COST FOR A
SINGLE FAMILY HOME
STATEWIDE
BY QUARTER



AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME NEW CASTLE COUNTY BY QUARTER



AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME KENT COUNTY BY QUARTER

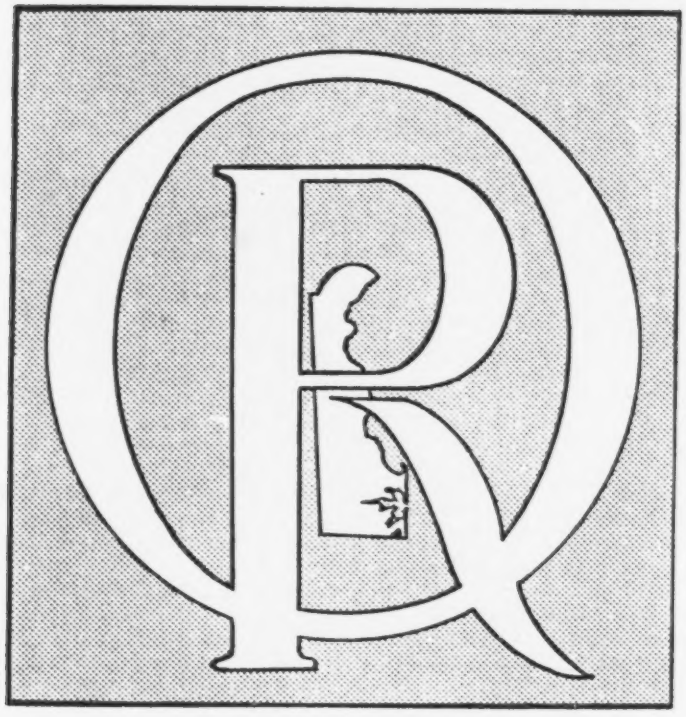


AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME SUSSEX COUNTY BY QUARTER

5/24/83 51345-2 A

VOL.XI, NO.2 SPRING, 1983

QUARTERLY REVIEW OF HOUSING PRODUCTION IN DELAWARE



FIRST QUARTER, 1983

STATE OF DELAWARE
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT
AND
DELAWARE STATE HOUSING AUTHORITY

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QUARTERLY REVIEW

OF

HOUSING PRODUCTION

IN

DELAWARE

FIRST QUARTER, 1983

BY

Gail Brown
Housing Specialist
Division of Housing
18 The Green
Dover, Delaware 19901

April, 1983

FOREWORD

Delaware's housing production in the first quarter, 1983 bucked the national upward trend with new housing activity dropping 25% during January, February and March this year compared to 1982's last quarter figures. An encouraging sign, however, is the fact that this quarter's 736 units started are nearly double housing starts one year ago.

On-site residential activity was down this quarter in each of Delaware's three counties, but in all cases, homebuilding was far better than new housing starts this time last year. Single family housing production totalled 417 units during this first quarter of 1983, multi-family starts totalled 94 and 225 new mobile homes were sold.

The Quarterly Review of Housing Production has been expanded and now includes specific data for 15 additional municipalities in the State which also issue building permits. Two additional jurisdictions have been added to charts for New Castle County, and thirteen more local offices are now listed in Sussex County data.

The Market Research and Planning section of Delmarva Power and Light Company has furnished this issue's feature article. Edward J. Racis of that office has prepared a study of home heating fuel operating costs informing consumers of trends and costs for various types of home heating systems from 1967 through 1982. It is most informative.

Robert S. Moyer

State Director of Housing and
Community Development

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BY: EDWARD J. RACIS, SUPERVISOR
MARKET RESEARCH AND PLANNING
DELMARVA POWER AND LIGHT COMPANY

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INTRODUCTION

This report presents housing activity in Delaware for the first quarter of 1983. Included are data on the number of new housing units authorized by building permit, construction costs, the number of mobile homes sold, details on unit composition as well as data on rehabilitated housing units and residential demolitions. This issue's feature article is by Edward J. Racis, Market Research and Planning Supervisor for the Delmarva Power and Light Company. Delmarva Power, as the major energy supplier in Delaware, has accumulated data on heating costs from 1967-1983 for all types of home heating systems. Mr. Racis tells consumers to consider heating cost trends, fuel source availability, and construction methods when deciding what type of heat is best for their living style.

Information herein relates only to new housing units intended for occupancy on a housekeeping basis. Excluded are hotels, motels and other group residential structures. The figures are actual totals accumulated from authorized building permits recorded by various jurisdictions and compiled by the Delaware State Housing Authority.

Although the data relates to permit issuance rather than actual housing starts, permits are prompt, accurate indicators of construction activity. The United States Bureau of the Census states that approximately 98-99 percent of all authorized construction is eventually undertaken. So, for simplification, permit issuance is expressed as "starts".

Building Permit Jurisictions

New Castle and Kent County's building permit systems cover all unincorporated areas within their respective boundaries plus those areas without permit systems. Those towns and municipalities having permit laws are counted as separate entries within their counties. An exception is the Town of Milford

which straddles the borders for Kent and Sussex Counties. Therefore, Milford's data is counted in the county containing the building activity.

Sussex County includes all municipalities in its building permit system, so it is necessary to adjust the total in order to avoid double-counting.

Definitions

Housing Unit - defined for the purposes of this report, a housing unit consists of a room or group of rooms intended for occupancy as separate year-round living quarters by a family, group of unrelated people living together or a person living alone.

In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Migratory, seasonal and vacation housing have been omitted.

Single Family Unit - one-family free-standing home and townhouses or row houses intended to be sold.

Multi-Family Units - a building occupied by more than one-family all sharing a common area of land (i.e. condominiums, apartments and townhouses intended to be rented.)

Chart 4 is based on the number of new mobile homes sold and titled for use in Delaware. Those homes labled sectional, modular or "prefab" are counted as on-site construction.

Chart 8 presents enumeration on substantial rehabilitation as taken from building permits. Additions and alterations containing three of the following four elements constitute substantial rehabilitation: electrical, heating, plumbing or structural work.

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HOUSING PRODUCTION FIRST QUARTER, 1983

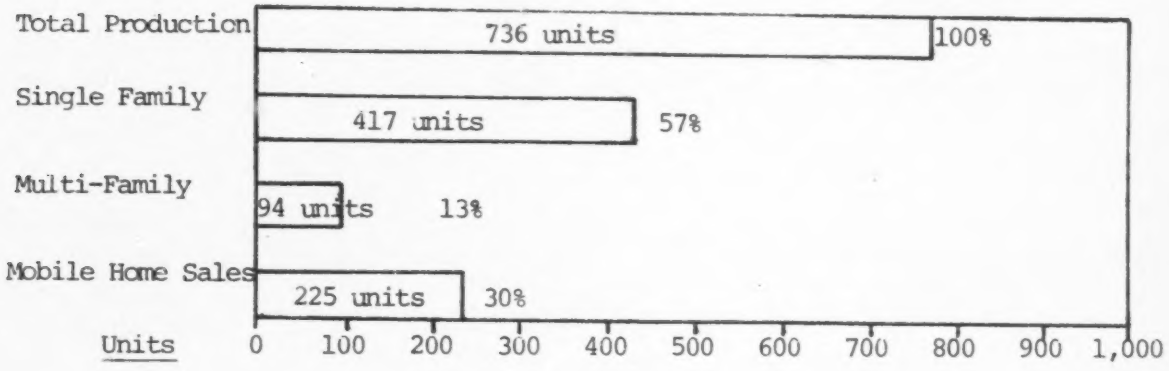
STATEWIDE

New housing starts in Delaware totalled 736 units during 1983's first quarter, a 25% shortfall of residential activity during the last quarter, 1982. New residential starts this quarter, however, are nearly double starts one year ago.

While single family on-site housing activity carried the lead this quarter with 417 units, production was down 20% this quarter from last as is true for the 94 multi-family housing starts (down 40%) and 225 mobile home sales, which also dropped 26% from the previous quarter. The composition of new housing starts during 1983's first quarter is:

Fig. 1

1st Quarter 1983 Housing Production in Delaware



COUNTY DATA

On-site activity in New Castle County totalled only 233 units this quarter, a 16% decrease from 1982's fourth quarter count, but is more than three times the new housing activity recorded this time last year. Single family housing starts totalled 173 this quarter, an increase of four units over last quarter, and practically all are in unincorporated county areas. One multi-family developer in Newark, Marrows Court, began construction on 50 units for low and moderate income elderly persons. This time a year ago New Castle County issued permits for only 68 single family.

Housing production in Kent County dropped to 64 units this quarter, only half the 126 starts recorded during the fourth quarter of 1982. Compared to one a year ago, however, starts this quarter tripled the 21 units begun in 1982's first quarter. All residential activity during January, February and March, 1983 was single family, about half in Kent County unincorporated areas and half in the City of Dover.

Single and multi-family new housing starts in Sussex County totalled 224 during the first quarter of 1983, 31 units less than that reported during the fourth quarter of 1982. However, housing starts in Delaware's southern county exceeded units started one year ago, by 33%. Single family starts totalled 180 this quarter with construction primarily in unincorporated county areas and Bethany. The 44 multi-family units begun this quarter represent condominiums being built in County unincorporated areas.

CONSTRUCTION COSTS

Reported from building permits; costs of land, architectural services, engineering, financing and other professional fees are not included.

TOTAL COSTS

The 511 units of on-site housing construction started this quarter generated a total permit value construction cost of $18,924,583, down 17% from the $22,687,283 recorded last quarter for 678 new housing units. Statewide single family total costs for the 417 units this quarter amounted to $16,260,026, down 17% from last quarter. Multi-family units are valued at $2,664,557 in total construction costs, an 11% drop from fourth quarter, 1982 figures.

Housing construction dollars recorded this quarter are 52% more than the $12,473,967 recorded for 1982's first three months. Total construction costs by county and unit type for this quarter, as compared to last quarter and the comparable first quarter, 1982 are shown in Table I.

TABLE I
SINGLE FAMILY PRODUCTION

	1st Qtr. 1983	4th Qtr. 1982	1st Qtr. 1982
New Castle Co.	$ 5,665,275	$ 6,094,955	$ 2,636,570
Kent Co.	2,349,789	3,807,274	801,000
Sussex Co.	8,224,962	9,783,654	5,812,397

MULTI-FAMILY PRODUCTION

	1st Qtr. 1983	4th Qtr. 1982	1st Qtr. 1982
New Castle Co.	$ 1,075,557	$ 1,400,000	$ 0
Kent Co.	0	0	0
Sussex Co.	1,589,000	1,601,400	3,224,000

AVERAGE COSTS

Statewide average housing construction costs this quarter for the 511 single and multi-family units started rose to $37,034, an 11% increase over 1982 fourth quarter average cost, but is 23% lower than average costs one year ago. The increase this quarter over last is recognized in both single and multi-family per unit costs with $38,993 (up 3%) and $28,346 (up 50%) respectively. Both type unit costs, however, were much higher this time last year by 12% and 57% respectively.

New housing costs were lowest in New Castle County, with an average of $30,228 per unit, 12% greater than costs recorded during the fourth quarter of 1982, but significantly lower than the $38,773 average unit cost one year ago. Single family costs per home dropped to $32,747 this quarter from $36,065 last quarter and $38,773 one year ago. The 50 multi-family subsidized housing units in Newark generated a $21,511 per unit cost. During the first quarter of 1982, no multi-family activity was recorded, and last quarter the average cost for the government assisted housing units in New Castle County was $12,963.

Kent County's average new housing costs this quarter rose to $36,715 per unit for a single family home up 26% from last quarter's $30,216. Costs, however, are still $1,428 per unit lower than unit costs one year ago.

On-site housing permit costs in Sussex County rose again this quarter to $43,902 from the previous quarter by only 6% but are nearly $10,000 per unit lower now than costs during the first quarter last year. While both single and multi-family costs increased this quarter to $45,694 and $36,114 respectively, up 5% and 15% over last quarter figures, average dollars now are 6% and 45% lower than respective costs one year ago. Multi-family residential construction this quarter is all private, primarily condominium units with an average per-unit cost of $36,114.

UNIT PROFILE

Housing data charts 5, 6 and 7 detail statistics gathered from building permits with regard to the planned number of bedrooms, square feet of living space and the type of heat selected per unit.

Of the 511 new housing units for which construction started during the 1983 first quarter, 41% were for single family homes designed with three bedrooms. The bulk of multi-family housing construction this quarter was with a two-bedroom floor plan. The breakdown of bedroom mix per unit type this quarter is shown in Table II.

TABLE II

# Bedrooms	Single Family	Multi-Family
1	0%	26%
2	32%	46%
3	50%	28%
4+	18%	0%

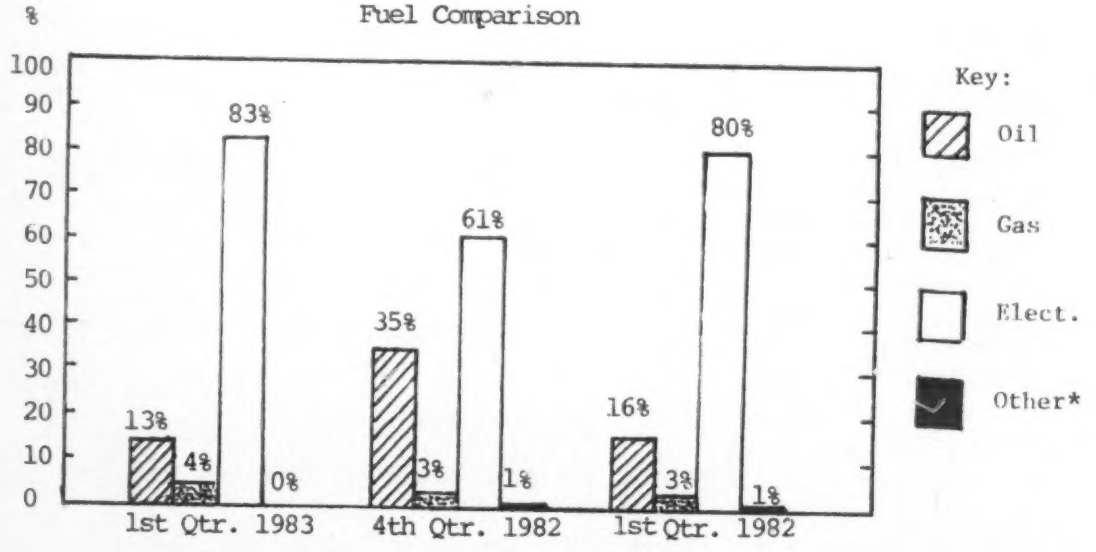
Although the major portion of units this quarter called for three bedroom occupancy, the tabulation majority for planned square feet shifted to a unit with less than 1,000 square feet of living space. The 50 units for the elderly in Newark and the condominuims in Sussex County contributed to this quarter's shift in housing size preference. Units containing between 1,000 and 1,500 square feet accounted for 30% of the total while 32% preferred units larger than 1,500 square feet in size.

The distribution of heating sources for on-site residential construction this quarter, as compared to last quarter and the comparable first quarter of 1982, is shown in Figure 2 below.

Fig. 2

First Quarter, 1983

Fuel Comparison



*wood, coal, solar and/or hot water

Oil heat is still most popular in New Castle County while Sussex and Kent Counties favored electric heat this quarter, most of which is supplied by heat pumps.

In summary, upon discounting the 94 small multi-family units this quarter, the most popular single family housing unit started calls for three-bedrooms, is mid-sized and heated by an electric pump.

MOBILE HOME ACTIVITY

New mobile homes titled during January, February and March this year totalled 225, 78 sales less than last quarter but up 45 sales from the first three months of 1982. Sales increased only in New Castle County this quarter by 4 units and dropped in Kent and Sussex Counties by 39% and 16% respectively.

This time last year, mobile home sales totalled 180 Statewide, and this quarter's sales represents a 25% rise in new mobile homes titled in Delaware.

REHABILITATED HOUSING

Home modifications or improvements for which permits have been issued range from adding a bathroom, bedroom or family room to substantial rehabilitation of a fire-damaged unit. Alterations and additions to existing housing units in Delaware this quarter totalled 202 units at a total cost of $2,553,000 averaging $12,639 per unit.

Housing renovation work dropped by only 4 units this quarter over last but is 87 units less than one year ago. Average unit costs dropped 32% from 1982 fourth quarter costs but average costs this period are 20% above per unit rehab dollars spent last year this time. Housing alterations and/or additions are particularly noted in the City of Wilmington through public sector efforts of the Wilmington Housing Authority and the City's Real Estate Dept. In practically all cases in Wilmington, public and private rehab work is being done to bring the property up to housing code standards.

FEDERAL HOUSING ASSISTANCE

Federal assistance in the form of direct loans, subsidies, mortgage insurance or mortgage guarantees for newly constructed single family homes in Delaware during January, February and March, 1983 were extended to 42 units, three times the number of loans extended during the 1982 fourth quarter. Spokesmen from these government housing offices attribute the increased activity this quarter to lower mortgage interest rates, increased federal allocations to Farmers Home Administration and more builders seeking FHA approval of new housing subdivisions.

Most of these homes (29) are receiving federal assistance from the U. S. Farmers Home Administration, one in New Castle County, nine in Kent and nineteen in Sussex. Of the remaining thirteen loans for new home construction, eleven were through the Federal Housing Administration, and the Veterans Administration extended two new housing loans during 1983's first three-month period. The 42 loans this quarter are nearly double last year's first quarter figures when only 24 housing units received federal loan assistance, as reported by the same three federal agencies.

NATIONAL HOUSING PICUTURE

National housing starts continued to climb during January, February and March this year. By March 31, seasonably adjusted annual housing starts were revised to 1,611,000, down only 9.2% from February, but the new annual rate is 75% above production one year ago. Federal economists are still cautious about national housing starts and don't expect housing production throughout 1983 to again reach the 1,775,000 seasonably adjusted rate recorded for February by the U. S. Department of Commerece.

Q U A R T E R L Y F E A T U R E

HOME HEATING FUEL OPERATING COSTS IN THE STATE OF DELAWARE

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Supervisor
Market Research & Planning
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Twenty years ago, a decision on home heating systems, if a choice existed at all, was a relatively insignificant matter. Of course that was before the "energy crisis," when fuel prices tended to be very small and could be expected to stay that way. Today, homeowners and home buyers are faced with an array of choices given the increased number of heating system alternatives and a wide variety of efficiencies available. And, the decision is important, for heating operating costs now demand a larger share of the monthly budget. Delmarva Power, as the major energy supplier in Delaware, recognizes its role in helping our customers make that decision. This article will explain one way we provide heating cost information using our Fuel Cost Study handout. First, it's enlightening to look at the events which led us into this situation.

Prior to the mid-60's, electricity was a minor factor in the home heating market. The optimism spawned by nuclear power plant construction helped change that. In 1966, two-thirds of all plants on order were nuclear. Experts, at that time, boasted that half of all installations in 1980 would be nuclear and by the turn of the century virtually all major generating stations would be nuclear. The economics of nuclear power looked persuasive. Fuel costs for the highest priced nuclear unit were lower than the average coal plant. And, the industry was still in its infancy. Predictions in 1966 foretold of likely competition between coal and nuclear with the public benefiting through cheaper electricity. They talked of electricity too cheap to meter. All of this was not lost on the electric utility industry.

About the same time, electric utilities began to aggressively promote electric heating. Anticipating cost declines, the industry began to design special rates as inducements and offered builders special

allowances for new connections if homes were all electric. The gas and oil industries countered with large promotional budgets and often with legal and regulatory challenges, some of which were effective. In spite of the increased competition, the oil and gas industry felt secure in their price-dominant positions. A respected oil consultant stated early in 1968 that at 38¢/barrel, 12% below the 1957 price, the assumption that crude oil will rise a dollar a barrel was unrealistic. He went on to say that the home heating market is one where price is not a factor. The gas industry felt especially comfortable about its future.

A 1967 report of the Potential Gas Committee concluded that natural gas supply was adequate for the foreseeable future provided that there was an adequate economic incentive. The proviso was important because the gas industry had been under federal price regulation since the fifties. However, prices and costs had been stable for so long that any changes seemed unlikely. Demand estimates were constantly revised upward. In fact, in a 1967 speech, the president of the American Gas Association spoke of gas capturing 50% of the air conditioning market by 1980. Yet some ominous signs began to cloud the energy resources picture.

A 1970 report stated that for the past two years more gas had been used than discovered. In the same year, an AGA executive claimed that there was a serious gas shortage and some gas companies in the Midwest had curtailed new business. Delmarva Power began restrictions late in 1971. Domestic oil production was also declining. Environmental concerns began to take hold. Coal prices began to escalate due to strip mining restrictions, pollution control regulations and labor problems. Nuclear safety was questioned. This deteriorating situation would only

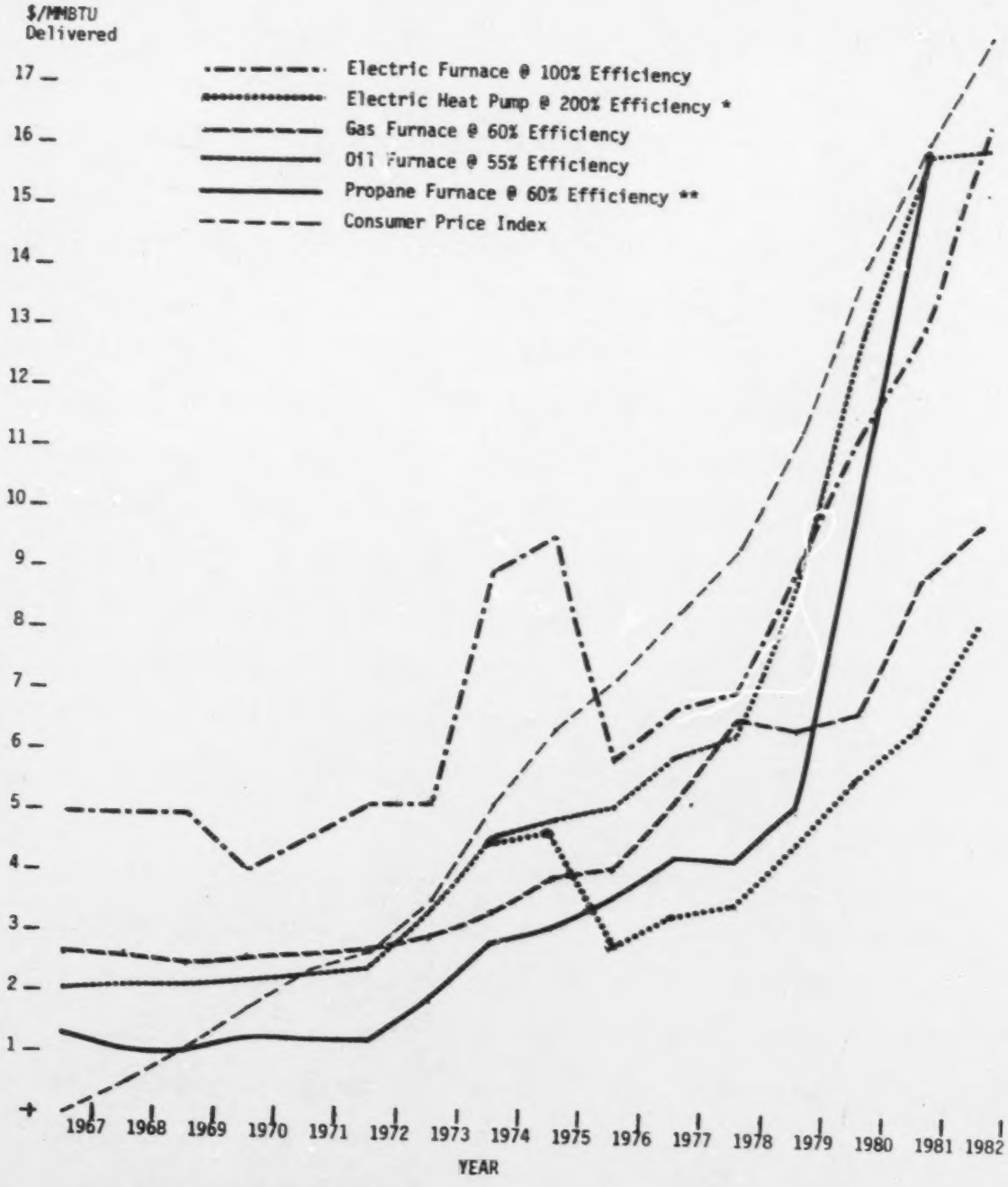
worsen.

The Federal Power Commission's answer to the gas shortage in 1972 was long-term rationing. The industry, in a 1973 article, called for more realistic price levels stating that customers have no incentive to buy better furnaces or use more insulation. Late in 1973, with the Arab-Israeli war, the oil embargo began and prices shot upwards. With the prices of all fuels rising dramatically, consumers turned to conservation.

Low prices had naturally encouraged the wasteful use of energy, so there was much room for improvement. In the ensuing years, homeowners reduced usage as much as practical. Builders responded by offering energy efficient construction. Appliance and heating system manufacturers began research into improving efficiencies and refining heat pump technology. Little could be done to bring down energy prices though. Federal regulators eventually permitted higher gas prices to prod production, culminating in the Natural Gas Policy Act of 1978, which set a decontrol timetable. Delmarva continued natural gas usage restrictions until 1982. The Organization of Petroleum Exporting Countries continued their monopolistic pricing practices, oblivious to the potential deterioration of their markets. The low point in nuclear power occurred in 1979, with the serious reactor accident at Three Mile Island. Only coal, despite its problems, staged a comeback. Looking for a secure, relatively low cost domestic source, utilities began converting back to coal. Delmarva Power began its conversion program in 1979. Higher energy prices, however, had become a fact of life. Figure 1 charts the climb in heating system operating costs.

Against the historical backdrop, consumers and builders had to make choices about how they would heat their homes. Responding to customer

Figure 1



* Stated in 1974 because this is the beginning of significant market penetration of heat pumps.

** Data not available for 1982 average price in Delaware area.

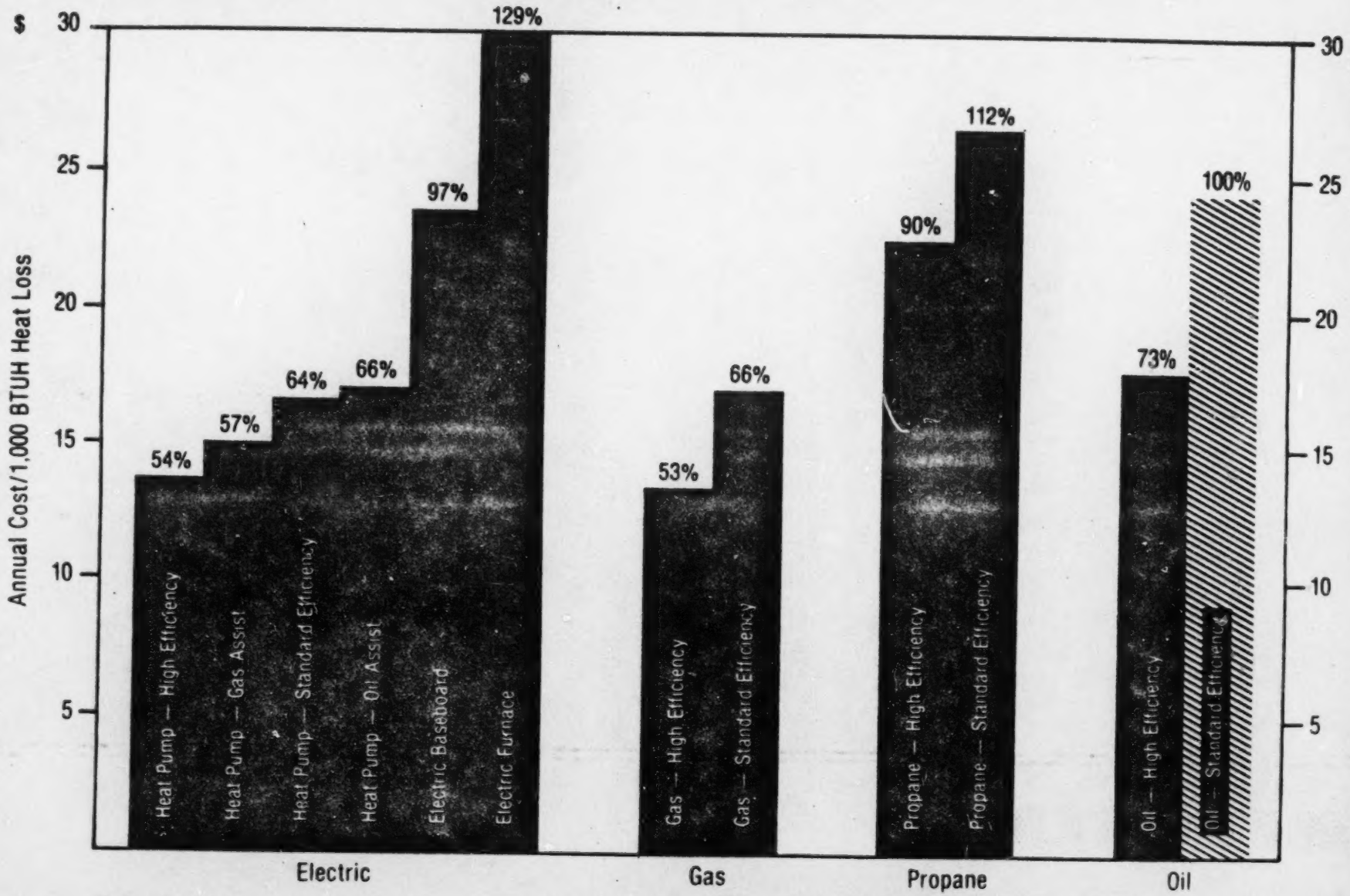
desires to reduce wasteful energy usage, Delmarva Power began providing operating cost information in the mid-70's, to enable our customers to make informed decisions about heating system alternatives. In the late seventies, heat pump promotion began in earnest. Delmarva Power assisted in the formation of the Delmarva Heat Pump Association to inform customers of the advantages of this technology and the availability of qualified contractors. We also began to regularly report central heating system operating costs, the results of which are produced in Figures 2 and 3.

The figure 2 chart contains 12 heating systems representing four different fuels: Electricty, Natural Gas, Propane and Oil. Two heating systems are shown for each fossil fuel -- standard efficiency, meaning an older system in an existing home and high efficiency, meaning a typical newly installed system. The heat pump terminology differs slightly, since, as a new technology to Delaware, very few older systems are in use. So standard and high efficiency denote two types of typical newly installed heat pump systems. Fossil-assisted heat pumps are also shown since they can be added on to an existing fossil fuel system. A type of installation attractive when a central air conditioning system needs replacement. Finally, two other electric heating alternatives, baseboard and electric furnace are shown to complete the picture. Although wood and coal can be used for whole house heating, they are not considered since their incidence in Delaware is not yet significant.

The bar chart was originally designed to demonstrate to an existing oil heating customer the relative operating cost advantages of a standard heat pump; hence the use of oil as a base. "Base" refers to the cost of a standard efficiency oil system as 100%. For example, the operating cost of a standard heat pump would be on an annual basis, 64% of the cost of a oil system at standard efficiency. This relative scale instantly

Delmarva Power

Fuel Cost Study
Residential Heating Cost — Delaware



Note: Percentages show comparison of heating costs for all fuels with standard efficiency oil furnace.

Figure 2

154-3-83

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Fuel Cost Study
Residential Heating Cost — Delaware

Fuel	BTU/Unit of Fuel	Efficiency (Seasonal)	Output/Unit of Input	Units Req. Year/1000 BTUH Heat Loss	Cost/Unit	Cost/Year/1000 BTUH Heat Loss
Oil	138,645 BTU/Gal.	55%	76,255 BTU/Gal.	23.0683 Gal./Yr.	$1.04/Gal.	$23.99
	138,645 BTU/Gal.	75%	103,984 BTU/Gal.	16.9167 Gal./Yr.	1.04/Gal.	17.59
Gas	1,030 BTU/Cu.Ft.	60%	618 BTU/Cu.Ft.	2.8464 MCF/Yr.	* 5.6037/MCF	15.95
	1,030 BTU/Cu.Ft.	75%	773 BTU/Cu.Ft.	2.2756 MCF/Yr.	* 5.6037/MCF	12.75
Propane	91,500 BTU/Gal.	60%	54,900 BTU/Gal.	32.041 Gal./Yr.	.84/Gal.	26.91
	91,500 BTU/Gal.	75%	68,625 BTU/Gal.	25.633 Gal./Yr.	.84/Gal.	21.53
Electric Furnace	3,413 BTU/kWh	100%	3,413 BTU/kWh	515.403 kWh/Yr.	** .0599/kWh	30.87
Electric Baseboard	3,413 BTU/kWh	100%	3,413 BTU/kWh (1,322 Hrs./Yr.)	387.342 kWh/Yr.	** .0599/kWh	23.20
Heat Pump Standard	3,413 BTU/kWh	200%	6,826 BTU/kWh (Equivalent)	257.702 kWh/Yr.	** .0599/kWh	15.44
Heat Pump High Eff.	3,413 BTU/kWh	240%	8,191 BTU/kWh (Equivalent)	214.751 kWh/Yr.	** .0599/kWh	12.86
Heat Pump Oil Assist	3,413 BTU/kWh	230%	7,850 BTU/kWh	161.3415 kWh/Yr.	** .0599/kWh	15.82
	138,645 BTU/Gal.	60%	83,187 BTU/Gal.	5.9209 Gal./Yr.	1.04/Gal.	
Heat Pump Gas Assist	3,413 BTU/kWh	230%	7,850 BTU/kWh	161.3415 kWh/Yr.	** .0599/kWh	13.78
	1,030 BTU/Cu.Ft.	65%	670 BTU/Cu.Ft.	.7351 MCF/Yr.	* 5.6037	

*Includes Gas Production Cost Adjustment of $.04988/CCF.
**Includes Electric Fuel Adjustment charge of $.00182/kWh.

Notes:

(1) Above figures are for the fuel listed only and do not include electricity for fan motor for oil, gas, and propane hot-air systems or pumps for hot water systems. Add $73.44 per year for this cost to total oil, gas, or propane costs (850 kWh x $.0864). For add-on heat pumps add $12.64 per year (211 kWh x $.0599).

(2) These estimates are based on maintaining an inside temperature of 70°F.

(3) All heat pump values are based on a 30°F Balance Point. This provides approximately 72% of the annual BTU's required with fossil assist. Standard equipment is used for the add-on systems. However, the efficiencies are improved to reflect changes in operating conditions.

154-3-83

Figure 3

provides a point of reference for a customer considering all the options. The vertical axis of the graph further enables the customer to approximate the actual operating cost for each system for a specific house. The assumptions on Figure 3 help to explain this.

Consider for example our "base" system, the oil system. It's necessary to convert all the fuel quantities into a single unit of energy and the first column shows the conversion factors. The second column shows seasonal efficiencies for all heating systems, since operating cost calculations necessarily are concerned with the usable heat produced. For standard oil systems, 55% is used, the efficiency used in Department of Energy tables for oil systems 10 years old or more. Seventy-five percent represents the annual efficiency of oil heating systems typically installed in new homes. Note that heat pumps have efficiencies over 200% because they extract heat from the outside air and transfer it into the home. Column 3 is simply column 1 restated to account for seasonal efficiencies. Column 4 requires a bit of technical explanation. Heat loss measures the rate at which a structure transfers heat to its surroundings. Two factors are important in calculating the units of fuel necessary to supply each 1,000 BTUH of heat loss -- the design temperature differential, in our case 70^{o}F., and the number of degree-days, which is a unit representing one degree of deviation from a standard (65^{o}F) in the average temperature of one day. In Delaware there are around 5,000 degree days.

The same calculation is repeated for each heating system except one. Electric baseboard is calculated somewhat differently to account for the special operating characteristics of this type of system. These systems are designed to heat parts of the house separately since electric baseboard permits individual room control. This correction shows electric

baseboard usage at 75% of electric funace usage. Our experience with actual operation of this system has shown that even lower usage is reasonable.

Column 5 shows actual unit costs for fuel. This part of the table is updated each time Delmarva Power changes either its electric or gas base rate or fuel adjustment charge. Fossil fuel dealers are polled quarterly and the new costs are reflected if changes are significant.

Column 6 is derived by multiplying the two previous columns and these are the figures shown on the vertical scale of the bar graph. If a homeowner knows the approximate heat loss of the home, a reasonable annual operating cost of the heating system can be calculated.

The accuracy of these numbers is of course dependent on many factors including the lifestyles of the persons living inside the homes, the thermostat settings at different times of the day or year, other than normal weather conditions, maintenance and factors related to variations from the stated annual efficiencies. One such variation stems from oversizing of heating systems, which an official of the National Association of Homebuilders recently stated was one of the most significant factors contributing to wasted energy. Our surveys indicate that many fossil-fuel systems are sized at over 200% of the design heat loss. This increases annual operating costs over 5%. Since all of these factors cannot be incorporated into the chart, we recommend that the numbers calculated for a specific house be used only for comparative purposes. Now the builder or buyer is poised to make an informed decision.

Recently, that decision has been to go with electric heating. While only about 10% of our Delaware service area residential customers now heat with electricity; in 1982, 65% of all new residential construction in Delaware used electricity, a majority of those being heat pumps. Quarterly Review statistics for 1982 confirm our findings with a reported

69% penetration. Yet over 900 new homes used fuels other than electricity. Despite the trend, some builders and home buyers are selecting heating systems other than electric.

Not surprisingly, the decisions are made based on factors other than current operating costs. To many builders, the low initial cost of a fossil fuel system is attractive. Many customers buying second or third homes feel comfortable with a familiar heating system, which in Delaware is typically oil. The desireability of central air conditioning affects this choice, especially for heat pumps. Some buyers look for the availability of gas cooking and water heating. Some builders and equipment installers are locked into the inertia of past practice. Finally, long term cost and supply projections must be factored in. As the natural gas distributor in New Castle County also, we are quite pleased with the inroads we have made in our markets. Yet we must remain flexible to adjust to an unpredictable future if we are to remain competitive.

We offer no long term heating cost projections; but given Delmarva's commitment to coal-fired generation (our generation ouput was 69% coal-fired in the last 12 months), we feel secure that price stability can be maintained on the electric side. Barring any political upheavals, gas and oil should become increasingly competitive. The current oil price declines point in that direction. In spite of price moderation, we see no pullback on the part of consumers from their interest in energy efficiency. The trend toward smaller, tighter, better insulated homes will continue. In 1982, Delmarva Power introduced the Super E+ Program, developed to set a standard of excellence for energy efficient homes. We are expanding our promotion in 1983 to meet home buyer demand for

certifiable energy efficient construction. In fact, Super E+ certification is available to any new home regardless of heating system type. Whatever heating system choice a home buyer eventually makes, Delmarva Power is available to supply the facts necessary to make an informed decision.

APPENDIX A

HOUSING DATA CHARTS

1 - 9

CHART 1-A: ON-SITE PERMITS ISSUED

NEW CASTLE COUNTY

LOCATION	STRUCTURE	1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1983 1st QTR.	YEAR TO DATE
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	1	0	1	0	2	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Newark	S-F	2	1	0	4	7	1	1
	M-F	0	0	0	0	0	50	50
Newport	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Odessa	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Wilmington	S-F	2	5	30	0	37	7	7
	M-F	0	226	202	0	428	0	0
New Castle Co. Balance	S-F	63	152	238	165	618	165	165
	M-F	0	0	385	108	493	0	0
New Castle Co. TOTAL	S-F	68	158	269	169	664	173	173
	M-F	0	226	587	108	921	50	50
	TOTAL	68	384	856	277	1,585	223	223

CHART 1-B: ON-SITE PERMITS ISSUED

KENT COUNTY

LOCATION	STRUCTURE	1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1983 1st QTR.	YEAR TO DATE
Camden	S-F	-	-	-	68	68	0	0
	M-F	-	-	-	0	0	0	0
Dover	S-F	7	7	8	23	45	26	26
	M-F	0	0	0	0	0	0	0
Harrington	S-F	0	1	0	1	2	0	0
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	0	0	1	1
	M-F	0	146	0	0	146	0	0
Smyrna	S-F	0	0	5	6	11	7	7
	M-F	0	0	0	0	0	0	0
Kent County Balance	S-F	14	39	37	28	118	30	30
	M-F	0	0	0	0	0	0	0
Kent County TOTAL	S-F	21	47	50	126	244	64	64
	M-F	0	146	0	0	146	0	0
	TOTAL	21	193	50	126	390	64	64

CHART 1-C: ON-SITE PERMITS ISSUED

SUSSEX COUNTY

LOCATION	STRUCTURE	1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1983 1st QTR.	YEAR TO DATE
Bethany	S-F	24	21	12	42	99	46	46
	M-F	0	0	0	0	0	0	0
Bethel	S-F	-	-	-	-	-	1	1
	M-F	-	-	-	-	-	0	0
Blades	S-F	-	-	-	-	-	2	2
	M-F	-	-	-	-	-	0	0
Bridgeville	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Dagsboro	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Delmar	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Dewey Beach	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Fenwick Island	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Georgetown	S-F	2	0	2	2	6	1	1
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Henlopen Acres	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Laurel	S-F	0	0	0	7	7	1	1
	M-F	0	0	102	0	102	0	0
Lewes	S-F	1	0	4	2	7	1	1
	M-F	0	0	0	0	0	0	0
Milford (S)	S-F	1	0	2	2	5	0	0
	M-F	0	0	0	0	0	0	0
Millsboro	S-F	0	0	1	0	1	0	0
	M-F	0	24	0	0	24	0	0
Milton	S-F	0	0	2	0	2	1	1
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	-	-	-	-	-	3	3
	M-F	-	-	-	-	-	0	0
Rehoboth	S-F	8	3	53	6	70	1	1
	M-F	4	0	0	0	4	0	0
Seaford	S-F	0	0	2	2	4	0	0
	M-F	0	121	0	0	121	0	0
Selbyville	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Slaughter Beach	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
South Bethany	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Sussex County Balance	S-F	84	53	78	161	376	123	123
	M-F	45	0	19	51	115	44	44
Sussex County TOTAL	S-F	120	77	156	224	577	180	180
	M-F	49	145	121	51	366	44	44
	TOTAL	169	222	277	275	943	224	224
STATEWIDE	S-F	209	282	475	519	1,485	417	417
	M-F	49	517	708	159	1,433	94	94
	TOTAL	258	799	1,183	678	2,918	511	511

CHART 2-A: TOTAL COST ON-SITE CONSTRUCTION

(REPORTED FROM PERMITS)

NEW CASTLE COUNTY

LOCATION	STRUCTURE	1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1st QTR.	1983 TO DATE
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	12,000	0	30,000	0	42,000	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Newark	S-F	65,000	21,000	0	164,373	250,373	70,000	70,000
	M-F	0	0	0	0	0	1,075,557	1,075,557
Newport	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Odessa	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Wilmington	S-F	132,000	200,000	790,000	0	1,122,000	370,000	370,000
	M-F	0	5,032,000	5,069,376	0	10,101,376	0	0
New Castle Co. Balance	S-F	2,427,570	4,878,125	6,919,735	5,930,582	20,156,012	5,225,275	5,225,275
	M-F	0	0	10,740,557	1,400,000	12,140,557	0	0
New Castle Co. TOTAL	S-F	2,636,570	5,099,125	7,739,735	6,094,955	21,570,385	5,665,275	5,665,275
	M-F	0	5,032,000	15,809,933	1,400,000	22,241,933	1,075,557	1,075,557
	TOTAL	2,636,570	10,131,125	23,549,668	7,494,955	43,812,318	6,740,832	6,740,832

CHART 2-B: TOTAL COST ON-SITE CONSTRUCTION

(REPORTED FROM PERMITS)

KENT COUNTY

LOCATION	STRUCTURE	1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1st QTR.	1983 TO DATE
Camden	S-F	-	-	-	1,606,600	1,606,600	0	0
	M-F	-	-	-	0	0	0	0
Dover	S-F	279,200	264,000	257,000	693,000	1,493,200	758,000	758,000
	M-F	0	0	0	0	0	0	0
Harrington	S-F	0	31,500	0	31,000	62,500	0	0
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	0	0	34,000	34,000
	M-F	0	3,500,000	0	0	3,500,000	0	0
Smyrna	S-F	0	0	146,200	174,300	320,500	225,120	225,120
	M-F	0	0	0	0	0	0	0
Kent County Balance	S-F	521,800	1,575,087	1,665,910	1,302,374	5,065,171	1,332,669	1,332.669
	M-F	0	0	0	0	0	0	0
Kent County TOTAL	S-F	801,000	1,870,587	2,069,110	3,807,274	8,547,971	2,349,789	2,349,789
	M-F	0	3,500,000	0	0	3,500,000	0	0
	TOTAL	801,000	5,370,587	2,069,110	3,807,274	12,047,971	2,349,789	2,349,789

CHART 2-C: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

SUSSEX COUNTY

LOCATION	STRUCTURE	1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1st QTR.	1983 TO DATE
Bethany	S-F	1,166,636	895,219	461,321	1,943,542	4,466,718	2,110,922	2,110,922
	M-F	0	0	0	0	0	0	0
Bethel	S-F	-	-	-	-	-	35,000	35,000
	M-F	-	-	-	-	-	0	0
Blades	S-F	-	-	-	-	-	48,010	48,010
	M-F	-	-	-	-	-	0	0
Bridgeville	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Dagsboro	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Delmar	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Dewey Beach	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Fenwick Island	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Georgetown	S-F	81,500	0	86,000	91,515	259,015	49,000	49,000
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Henlopen Acres	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Laurel	S-F	0	0	0	264,960	264,960	33,300	33,300
	M-F	0	0	2,450,000	0	2,450,000	0	0
Lewes	S-F	40,000	0	272,145	91,000	403,145	54,350	54,350
	M-F	0	0	0	0	0	0	0
Milford (S)	S-F	35,300	0	97,200	75,500	208,000	0	0
	M-F	0	0	0	0	0	0	0
Millsboro	S-F	0	0	75,000	0	75,000	0	0
	M-F	0	616,000	0	0	616,000	0	0
Milton	S-F	0	0	82,300	0	82,300	73,000	73,000
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	-	-	-	-	-	154,515	154,515
	M-F	-	-	-	-	-	0	0
Rehoboth	S-F	440,647	210,000	2,133,000	436,500	3,220,147	83,000	83,000
	M-F	142,600	0	0	0	142,600	0	0
Seaford	S-F	0	0	69,300	77,250	146,550	0	0
	M-F	0	2,691,306	0	0	2,691,306	0	0
Selbyville	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Slaughter Beach	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
South Bethany	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Sussex County Balance	S-F	4,048,314	2,316,039	3,305,078	6,803,387	16,472,818	5,679,390	5,679,390
	M-F	3,081,400	0	456,000	1,601,400	5,138,800	1,589,000	1,589,000
Sussex County TOTAL	S-F	5,812,397	3,421,258	6,581,344	9,783,654	25,598,653	8,224,962	8,224,962
	M-F	3,224,000	3,307,306	2,906,000	1,601,400	11,038,706	1,589,000	1,589,000
	TOTAL	9,036,397	6,728,564	9,487,344	11,385,054	36,637,359	9,833,962	9,833,962
STATEWIDE	S-F	9,249,967	10,390,970	16,390,189	19,685,883	55,717,009	16,260,026	16,260,026
	M-F	3,224,000	11,839,306	18,715,933	3,001,400	36,780,639	2,664,557	2,664,557
	TOTAL	12,473,967	22,230,276	35,106,122	22,687,283	92,497,648	18,924,583	18,924,583

CHART 3-A: AVERAGE COST ON-SITE CONSTRUCTION

(REPORTED FROM PERMITS)

NEW CASTLE COUNTY

LOCATION	STRUCTURE	1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1st QTR.	1983 TO DATE
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	12,000	0	30,000	0	21,000	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Newark	S-F	32,500	21,000	0	41,093	35,768	70,000	70,000
	M-F	0	0	0	0	0	21,511	21,511
Newport	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
Odessa	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
Wilmington	S-F	66,000	40,000	26,333	0	30,324	52,857	52,857
	M-F	0	22,265	25,096	0	23,601	0	0
New Castle Co. Balance	S-F	38,533	32,093	29,075	35,943	32,615	31,668	0
	M-F	0	0	27,898	12,963	24,626	0	0
New Castle Co. TOTAL	S-F	38,773	32,273	28,772	36,065	32,486	32,747	32,747
	M-F	0	22,265	26,933	12,963	24,150	21,511	21,511
	TOTAL	38,773	26,383	27,511	27,058	27,642	30,228	30,228

CHART 3-B: AVERAGE COST ON-SITE CONSTRUCTION

(REPORTED FROM PERMITS)

KENT COUNTY

LOCATION	STRUCTURE	1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1st QTR.	1983 TO DATE
Camden	S-F	-	-	-	23,626	23,626	0	0
	M-F	-	-	-	0	0	0	0
Dover	S-F	39,886	37,714	32,125	30,130	33,182	29,154	29,154
	M-F	0	0	0	0	0	0	0
Harrington	S-F	0	31,500	0	31,000	31,250	0	0
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	0	0	34,000	34,000
	M-F	0	23,973	0	0	23,973	0	0
Smyrna	S-F	0	0	29,240	29,050	29,136	32,160	32,160
	M-F	0	0	0	0	0	0	0
Kent County Balance	S-F	37,271	40,387	45,025	46,513	42,925	44,422	44,422
	M-F	0	0	0	0	0	0	0
Kent County TOTAL	S-F	38,143	39,800	41,382	30,216	35,033	36,715	36,715
	M-F	0	23,973	0	0	23,973	0	0
	TOTAL	38,143	27,827	41,382	30,216	30,892	36,715	36,715

CHART 3-C: AVERAGE COST ON-SITE CONSTRUCTION

(REPORTED FROM PERMITS)

SUSSEX COUNTY

LOCATION	STRUCTURE	1st QTR.	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1st QTR.	1983 TO DATE
Bethany	S-F	48,610	42,629	38,443	46,275	45,118	45,890	45,890
	M-F	0	0	0	0	0	0	0
Bethel	S-F	-	-	-	-	-	35,000	35,000
	M-F	-	-	-	-	-	0	0
Blades	S-F	-	-	-	-	-	24,005	24,005
	M-F	-	-	-	-	-	0	0
Bridgeville	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
Dagsboro	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
Delmar	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
Dewey Beach	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
Fenwick Island	S-F	-	-	-	-	-	-	-
	M-F	-	-	-	-	-	-	-
Georgetown	S-F	40,750	0	43,000	45,608	43,169	49,000	49,000
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Henlopen Acres	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Laurel	S-F	0	0	0	37,851	37,853	33,300	33,300
	M-F	0	0	24,020	0	24,020	0	0
Lewes	S-F	40,000	0	68,036	45,500	57,592	54,350	54,350
	M-F	0	0	0	0	0	0	0
Milford (S)	S-F	35,300	0	48,600	37,750	41,600	0	0
	M-F	0	0	0	0	0	0	0
Millsboro	S-F	0	0	75,000	0	75,000	0	0
	M-F	0	25,667	0	0	25,667	0	0
Milton	S-F	0	0	41,150	0	41,150	73,000	73,000
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	-	-	-	-	-	51,505	51,505
	M-F	-	-	-	-	-	0	0
Rehoboth	S-F	55,080	70,000	40,245	72,750	46,002	83,000	83,000
	M-F	35,650	0	0	0	35,650	0	0
Seaford	S-F	0	0	34,650	38,625	36,638	0	0
	M-F	0	22,242	0	0	22,242	0	0
Selbyville	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Slaughter Beach	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
South Bethany	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Sussex County Balance	S-F	48,194	43,699	42,373	42,257	43,811	46,174	46,174
	M-F	68,476	0	24,000	31,400	44,685	36,114	36,114
Sussex County TOTAL	S-F	48,437	44,432	42,188	43,677	44,365	45,694	45,694
	M-F	65,796	22,809	24,017	31,400	30,160	36,114	36,114
	TOTAL	53,470	30,309	34,250	41,400	38,852	43,902	43,902
STATEWIDE	S-F	44,258	38,847	34,506	37,930	37,520	38,993	38,993
	M-F	65,796	22,900	26,435	18,877	25,667	28,346	28,346
	TOTAL	48,349	27,823	29,676	33,462	31,699	37,034	37,034

CHART 4: MOBILE HOME SALES

COUNTY	1981 TOTAL	1st QTR	2nd QTR	3rd QTR	4th QTR	1982 TOTAL	1983 1st QTR
New Castle	125	35	66	26	19	146	23
Kent	367	87	127	114	163	491	100
Sussex	454	58	112	133	121	424	102
STATE TOTAL	946	180	305	273	303	1,061	225

CHART 5A: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCATION	1st QUARTER								1982 TOTAL							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Delleforte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newark	0	0	0	0	1	0	1	0	0	0	0	0	1	0	1	0
Newport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Odessa	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	0	0	0	0	1	0	1	0	0	0	0	0	1	0	1	0
County Balance	1	0	8	0	29	0	25	0	1	0	8	0	29	0	25	0
COUNTY TOTAL	1	0	9	0	31	0	27	0	1	0	9	0	31	0	27	0
KENT																
Camden	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dover	0	0	1	0	0	0	6	0	0	0	1	0	0	0	6	0
Harrington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Milford (K)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Smyrna	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
County Balance	1	0	3	0	9	0	1	0	1	0	3	0	9	0	1	0
COUNTY TOTAL	1	0	4	0	9	0	7	0	1	0	4	0	9	0	7	0
SUSSEX																
Bethany	0	0	7	0	12	0	5	0	0	0	7	0	12	0	5	0
Bethel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Blades	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bridgeville	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dagsboro	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Delmar	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dewey Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fenwick Island	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Georgetown	0	0	2	0	0	0	0	0	0	0	2	0	0	0	0	0
Greenwood	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Henlopen Acres	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Laurel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lewes	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0
Milford (S)	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Millsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ocean View	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rehoboth	0	0	0	0	8	4	0	0	0	0	0	0	8	4	0	0
Seaford	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Selbyville	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
County Balance	0	14	11	29	75	2	0	0	0	14	11	29	75	2	0	0
COUNTY TOTAL	0	14	21	29	94	6	5	0	0	14	21	29	94	6	5	0
STATEWIDE TOTAL	2	14	34	29	134	6	39	0	2	14	34	29	134	6	39	0

CHART 5B: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCATION	1st QUARTER								1983 TO DATE							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newark	0	25	0	25	0	0	1	0	0	0	0	0	0	0	0	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilmington	0	0	0	0	6	0	1	0	0	0	0	0	0	0	0	0
County Balance	0	0	39	0	77	0	49	0	0	0	0	0	0	0	0	0
COUNTY TOTAL	0	25	39	25	83	0	51	0	0	0	0	0	0	0	0	0
KENT																
Camden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dover	0	0	12	0	7	0	7	0	0	0	0	0	0	0	0	0
Harrington	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Milford (K)	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Smyrna	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0
County Balance	0	0	4	0	25	0	1	0	0	0	0	0	0	0	0	0
COUNTY TOTAL	0	0	16	0	40	0	8	0	0	0	0	0	0	0	0	0
SUSSEX																
Bethany	0	0	10	0	27	0	9	0	0	0	0	0	0	0	0	0
Bethel	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Blades	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0
Bridgeville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dewey Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fenwick Island	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Georgetown	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Lewes	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Milford (S)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Millsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Milton	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
Ocean View	0	0	1	0	2	0	0	0	0	0	0	0	0	0	0	0
Rehoboth	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0
Seaford	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Selbyville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Slaughter Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South Bethany	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
County Balance	0	0	67	18	51	26	5	0	0	0	0	0	0	0	0	0
COUNTY TOTAL	0	0	79	18	86	26	15	0	0	0	0	0	0	0	0	0
STATEWIDE TOTAL	0	25	134	43	209	26	74	0	0	0	0	0	0	0	0	0

CHART 6: NUMBER OF UNITS BY SQUARE FOOT PER UNIT

LOCATION	1st QUARTER			1982 TOTAL			1st QUARTER			1983 TO DATE		
	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500
NEW CASTLE												
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	1	0	0	1	1	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0
Newark	0	1	1	0	1	6	50	0	1	50	0	1
Newport	-	-	-	-	-	-	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	0	0	0	0	0	0
Wilmington	0	1	1	327	127	11	0	0	7	0	0	7
County Balance	1	11	51	541	199	371	10	44	111	10	44	111
COUNTY TOTAL	2	13	53	869	328	388	60	44	119	60	44	119
KENT												
Camden	-	-	-	0	54	14	0	0	0	0	0	0
Dover	0	1	6	2	6	37	11	5	10	11	5	10
Harrington	0	0	0	0	2	0	0	0	0	0	0	0
Milford (K)	0	0	0	146	0	0	0	1	0	0	1	0
Smyrna	0	0	0	0	10	1	0	7	0	0	7	0
County Balance	5	6	3	17	58	43	3	15	12	3	15	12
COUNTY TOTAL	5	7	9	165	130	95	14	28	22	14	28	22
SUSSEX												
Bethany	0	20	4	0	88	11	0	32	14	0	32	14
Bethel	-	-	-	-	-	-	0	1	0	0	1	0
Blades	-	-	-	-	-	-	0	2	0	0	2	0
Bridgeville	-	-	-	-	-	-	0	0	0	0	0	0
Dagsboro	-	-	-	-	-	-	0	0	0	0	0	0
Delmar	-	-	-	-	-	-	0	0	0	0	0	0
Dewey Beach	-	-	-	-	-	-	0	0	0	0	0	0
Fenwick Island	-	-	-	-	-	-	0	0	0	0	0	0
Georgetown	0	2	0	0	5	1	1	0	0	1	0	0
Greenwood	-	-	-	-	-	-	0	0	0	0	0	0
Henlopen Acres	-	-	-	-	-	-	0	0	0	0	0	0
Laurel	0	0	0	102	7	0	0	0	1	0	0	1
Lewes	1	0	0	1	2	4	0	1	0	0	1	0
Milford (S)	0	1	0	0	5	0	0	0	0	0	0	0
Millsboro	0	0	0	24	0	1	0	0	0	0	0	0
Milton	0	0	0	0	2	0	0	0	1	0	0	1
Ocean View	-	-	-	-	-	-	0	3	0	0	3	0
Rehoboth	0	8	4	48	16	10	0	0	1	0	0	1
Seaford	0	0	0	83	42	0	0	0	0	0	0	0
Selbyville	-	-	-	-	-	-	0	0	0	0	0	0
Slaughter Beach	-	-	-	-	-	-	0	0	0	0	0	0
South Bethany	-	-	-	-	-	-	0	0	0	0	0	0
County Balance	20	96	13	98	289	104	118	42	7	118	42	7
COUNTY TOTAL	21	127	21	356	456	131	118	82	24	118	82	24
STATEWIDE TOTAL	28	147	83	1,390	914	614	192	154	165	192	154	165

CHART 7: HEATING FUEL IN NEW HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS WITH SPECIFIED FUEL															
	1st QUARTER				1982 TOTAL				1st QUARTER				1983 TO DATE			
	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	1	0	1	0	1	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newark	0	2	0	0	1	6	0	0	0	0	51	0	0	0	51	0
Newport	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Wilmington	0	1	1	0	26	42	397	0	0	0	7	0	0	0	7	0
County Balance	35	0	28	0	417	122	568	4	51	18	96	0	51	18	96	0
COUNTY TOTAL	35	3	30	0	445	170	966	4	51	18	154	0	51	18	154	0
KENT																
Camden	-	-	-	-	68	0	0	0	0	0	0	0	0	0	0	0
Dover	4	2	1	0	14	16	14	1	5	2	19	0	5	2	19	0
Harrington	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0
Milford (K)	0	0	0	0	0	0	146	0	0	0	1	0	0	0	1	0
Smyrna	0	0	0	0	0	1	10	0	0	0	7	0	0	0	7	0
County Balance	1	0	11	2	16	17	76	9	3	0	27	0	3	0	27	0
COUNTY TOTAL	5	2	12	2	98	35	247	10	8	2	54	0	8	2	54	0
SUSSEX																
Bethany	0	0	24	0	0	0	99	0	0	0	46	0	0	0	46	0
Bethel	-	-	-	-	-	-	-	-	0	0	1	0	0	0	1	0
Blades	-	-	-	-	-	-	-	-	0	0	2	0	0	0	2	0
Bridgeville	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Dagsboro	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Delmar	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Dewey Beach	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Fenwick Island	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Georgetown	0	0	2	0	0	102	7	0	0	0	1	0	0	0	1	0
Greenwood	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Henlopen Acres	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	0	102	7	0	0	0	1	0	0	0	1	0
Lewes	1	0	0	0	1	0	6	0	1	0	0	0	1	0	0	0
Milford (S)	0	0	1	0	1	0	4	0	0	0	0	0	0	0	0	0
Millsboro	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	2	0	0	0	1	0	0	0	1	0
Ocean View	-	-	-	-	-	-	-	-	0	0	3	0	0	0	3	0
Rehoboth	0	0	12	0	1	0	73	0	0	0	1	0	0	0	1	0
Seaford	0	0	0	0	0	0	125	0	0	0	0	0	0	0	0	0
Selbyville	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
South Bethany	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
County Balance	1	4	123	1	13	11	453	14	4	1	162	0	4	1	162	0
COUNTY TOTAL	2	4	162	1	16	113	799	15	5	1	218	0	5	1	218	0
STATEWIDE TOTAL	42	9	204	3	559	318	2,012	29	64	21	426	0	64	21	426	0

CHART 8: REHABILITATION HOUSING (UNITS AND COST)
$000

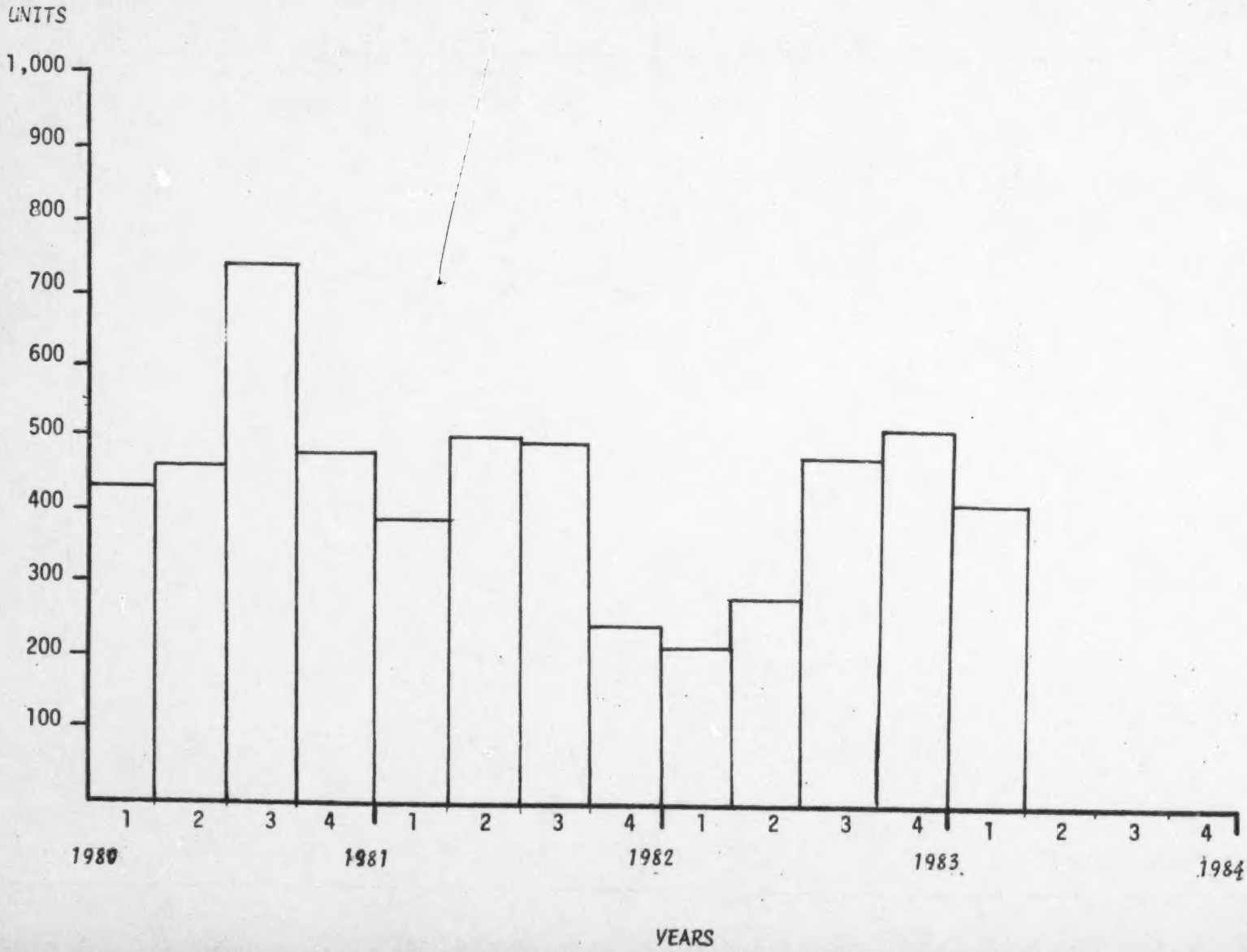
LOCATION	1982				1983			
	1st QTR.		TOTAL		1st QTR.		YEAR TO DATE	
	UNITS	COST	UNITS	COST	UNITS	COST	UNITS	COST
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	9	45	22	114	0	0	0	0
New Castle	1	10	25	269	0	0	0	0
Newark	0	0	0	0	6	96	6	96
Newport	-	-	-	-	0	0	0	0
Odessa	-	-	-	-	0	0	0	0
Wilmington	174	1,502	598	8,252	94	1,340	94	1,340
County Balance	41	532	218	2,892	33	314	33	314
COUNTY TOTAL	225	2,089	863	11,284	133	1,750	133	1,750
KENT								
Camden	-	-	-	-	0	0	0	0
Dover	5	45	31	298	12	118	12	118
Harrington	0	0	3	34	0	0	0	0
Milford (K)	2	10	3	30	1	18	1	18
Smyrna	1	6	4	16	7	70	7	70
County Balance	13	174	65	907	14	177	14	177
COUNTY TOTAL	21	235	106	1,285	34	383	34	383
SUSSEX								
Bethany	1	12	2	47	0	0	0	0
Bethel	-	-	-	-	0	0	0	0
Blades	-	-	-	-	0	0	0	0
Bridgeville	-	-	-	-	1	9	1	9
Dagsboro	-	-	-	-	0	0	0	0
Delmar	-	-	-	-	1	10	1	10
Dewey Beach	-	-	-	-	0	0	0	0
Fenwick Island	-	-	-	-	0	0	0	0
Georgetown	0	0	28	134	1	8	1	8
Greenwood	-	-	-	-	0	0	0	0
Henlopen Acres	-	-	-	-	0	0	0	0
Laurel	0	0	24	55	3	17	3	17
Lewes	3	42	12	129	5	54	5	54
Milford (S)	2	37	4	51	0	0	0	0
Millsboro	1	7	7	125	2	52	2	52
Milton	1	10	2	34	0	0	0	0
Ocean View	-	-	-	-	5	60	5	60
Rehoboth	6	80	38	459	4	70	4	70
Seaford	0	0	5	52	4	23	4	23
Selbyville	-	-	-	-	1	8	1	8
Slaughter Beach	-	-	-	-	0	0	0	0
South Bethany	-	-	-	-	0	0	0	0
County Balance	29	527	56	1,062	8	109	8	109
COUNTY TOTAL	43	715	178	2,148	35	420	35	420
STATEWIDE	289	3,039	1,147	14,718	202	2,553	202	2,553

CHART 9: RESIDENTIAL DEMOLITIONS AND CERTIFICATES OF OCCUPANCY

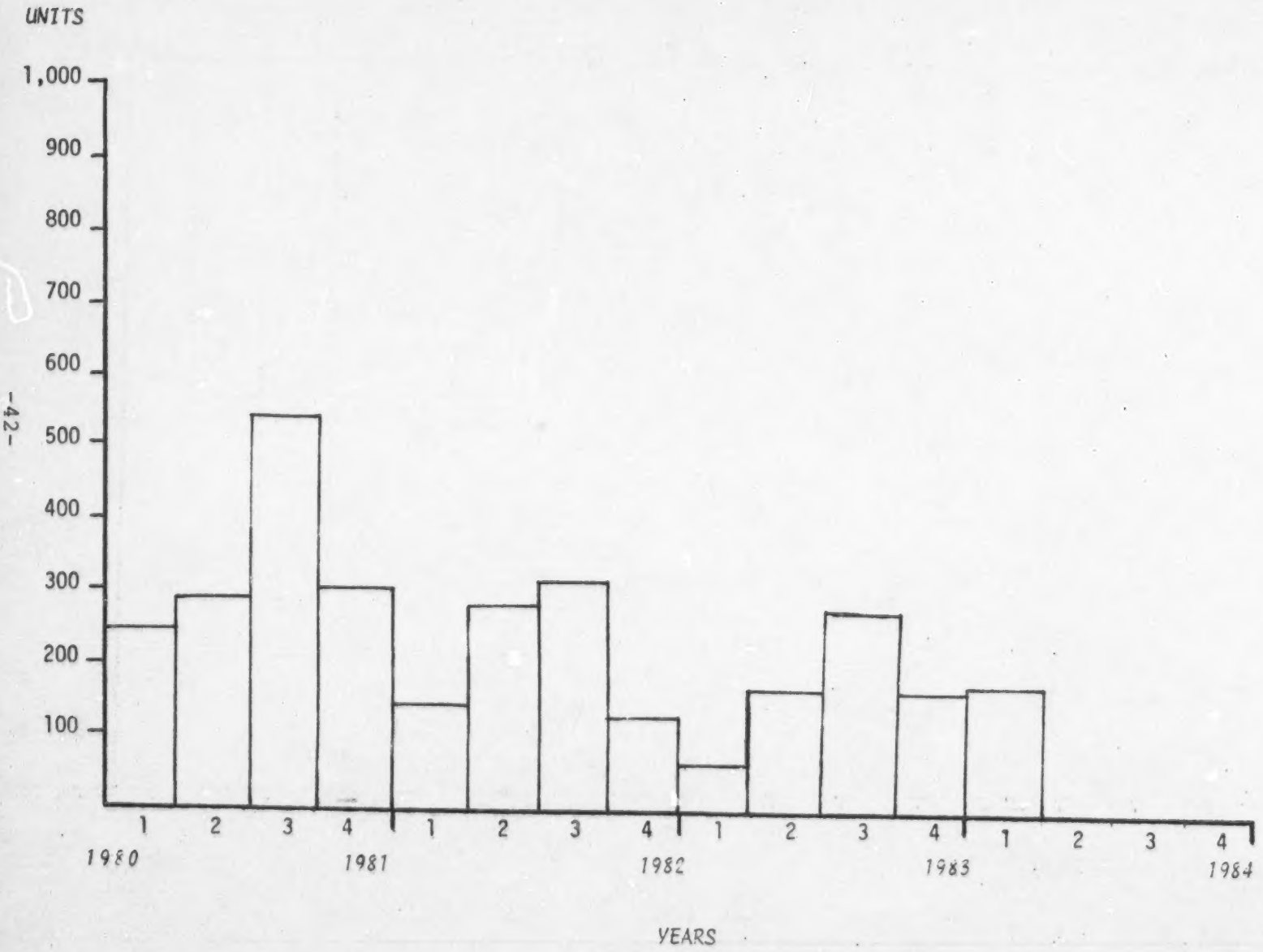
LOCATION	NUMBER OF UNITS DEMOLISHED				NUMBER OF OCCUPANCY PERMITS			
	1982		1983		1982		1983	
	1st QTR.	TOTAL	1st QTR.	YEAR TO DATE	1st QTR.	TOTAL	1st QTR.	YEAR TO DATE
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0
New Castle	0	4	0	0	0	3	0	0
Newark	0	0	4	4	0	0	0	0
Newport	-	-	0	0	-	-	0	0
Odessa	-	-	0	0	-	-	0	0
Wilmington	5	82	5	5	91	224	62	62
County Balance	16	44	9	9	233	741	200	200
COUNTY TOTAL	21	130	18	18	324	968	262	262
KENT								
Camden	-	-	0	0	-	-	0	0
Dover	0	0	0	0	6	28	3	3
Harrington	2	5	4	4	0	0	0	0
Milford (K)	1	1	0	0	0	0	0	0
Smyrna	0	0	3	3	0	9	0	0
County Balance	11	34	14	14	10	55	18	18
COUNTY TOTAL	14	40	21	21	16	92	21	21
SUSSEX								
Bethany	0	0	0	0	14	117	12	12
Bethel	-	-	0	0	-	-	0	0
Blades	-	-	0	0	-	-	1	1
Bridgeville	-	-	0	0	-	-	0	0
Dagsboro	-	-	0	0	-	-	0	0
Delmar	-	-	1	1	-	-	1	1
Dewey Beach	-	-	0	0	-	-	0	0
Fenwick Island	-	-	0	0	-	-	0	0
Georgetown	1	3	0	0	2	3	0	0
Greenwood	-	-	0	0	-	-	0	0
Henlopen Acres	-	-	0	0	-	-	0	0
Laurel	0	5	0	0	0	3	2	2
Lewes	0	0	1	1	1	6	0	0
Milford (S)	1	2	0	0	2	4	0	0
Millsboro	0	0	0	0	0	0	1	1
Milton	0	0	0	0	0	0	0	0
Ocean View	-	-	1	1	-	-	0	0
Rehoboth	5	17	4	4	6	60	19	19
Seaford	1	5	1	1	0	0	55	55
Selbyville	-	-	0	0	-	-	0	0
Slaughter Beach	-	-	0	0	-	-	0	0
South Bethany	-	-	0	0	-	-	4	4
County Balance	0	2	0	0	67	254	20	20
COUNTY TOTAL	8	34	8	8	92	447	115	115
STATEWIDE	43	204	47	47	432	1,507	398	398

APPENDIX B

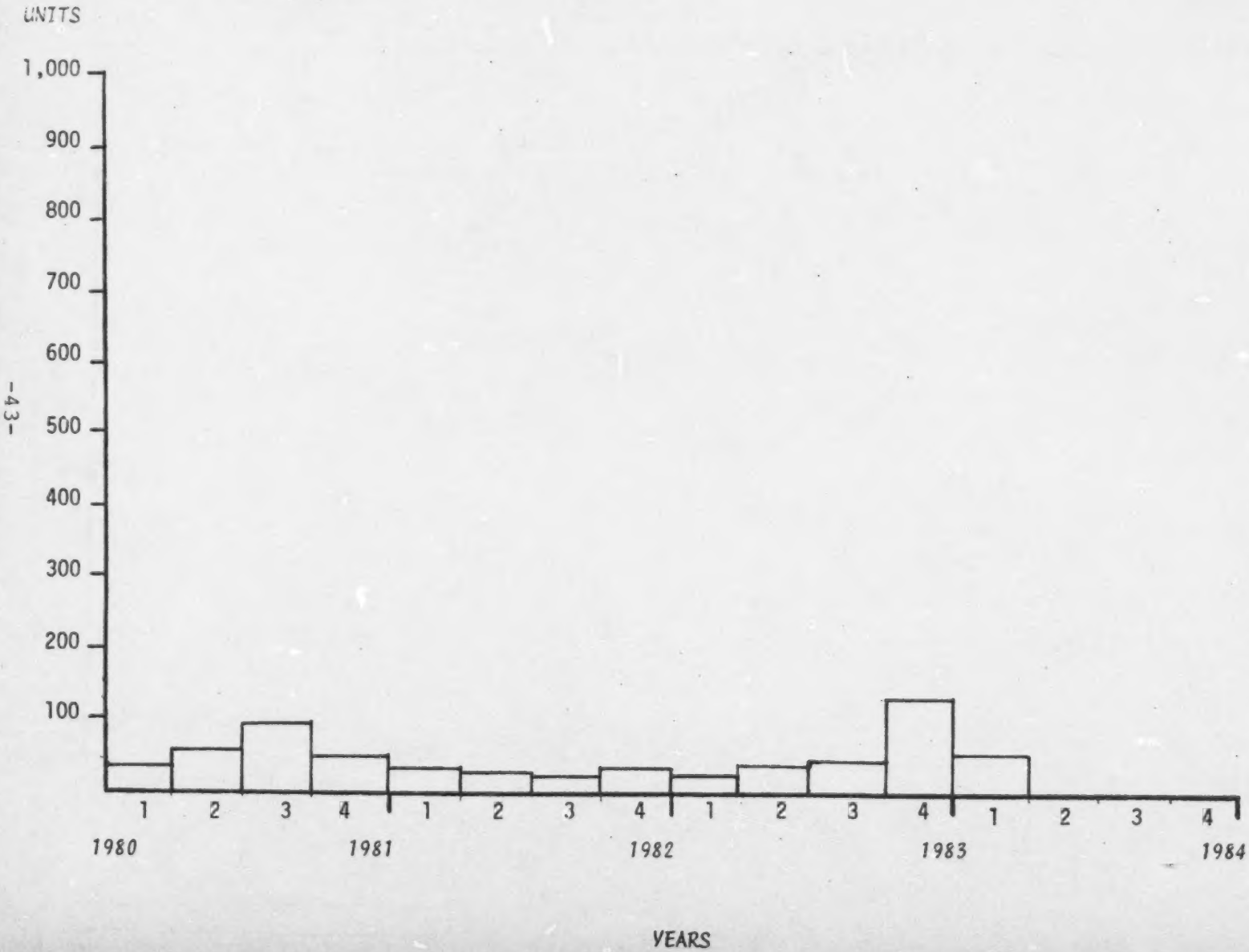
GRAPHS OF SINGLE FAMILY HOUSING PRODUCTION 1980 - 1983 (BY QUARTER)



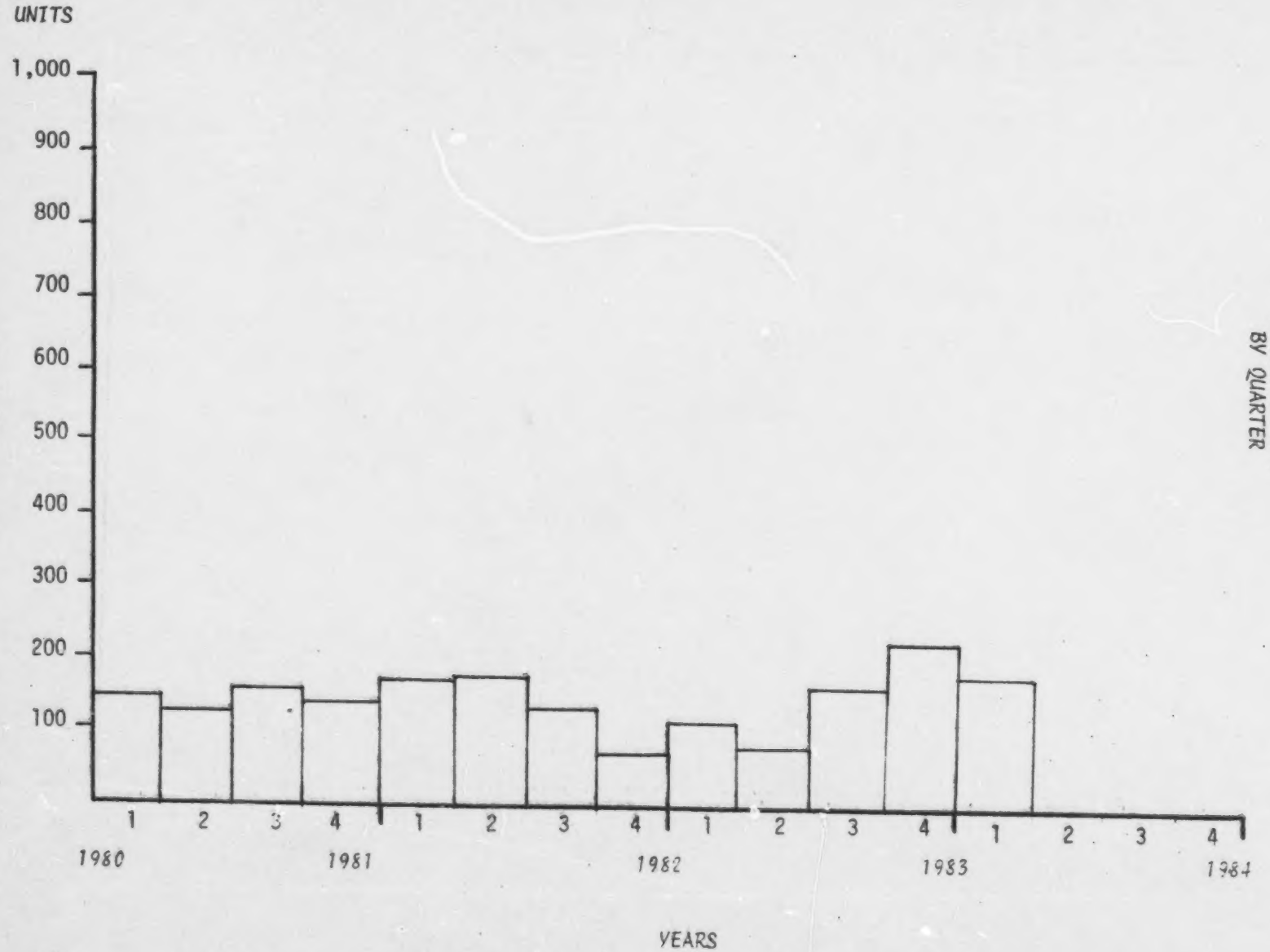
SINGLE FAMILY
HOUSING PRODUCTION
STATEWIDE
BY QUARTER



SINGLE FAMILY
HOUSING PRODUCTION
NEW CASTLE COUNTY
BY COUNTY



SINGLE FAMILY
HOUSING PRODUCTION
KENT COUNTY
BY QUARTER



SINGLE FAMILY
HOUSING PRODUCTION
SUSSEX COUNTY
BY QUARTER

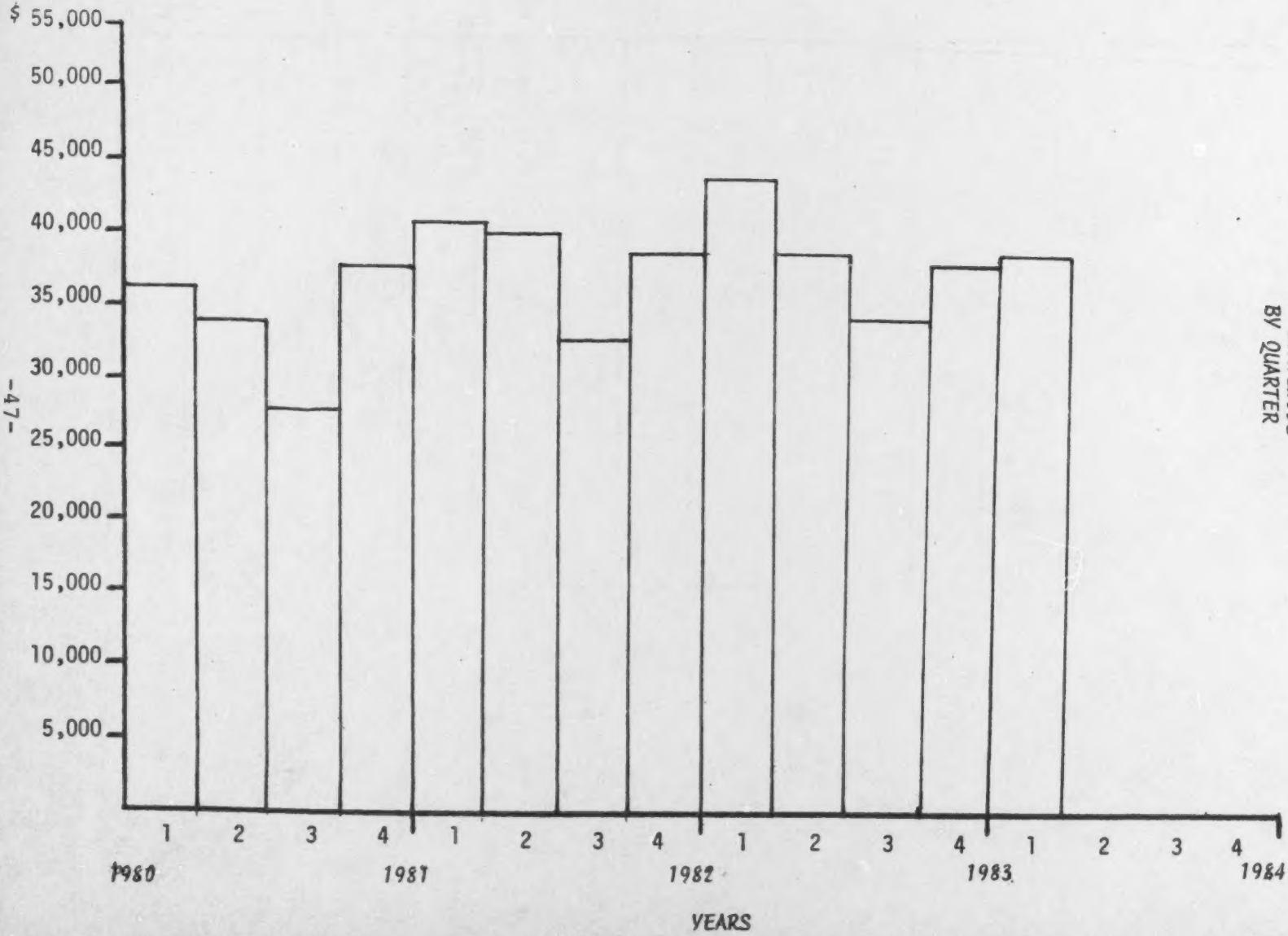
APPENDIX C

AVERAGE BUILDERS' COST

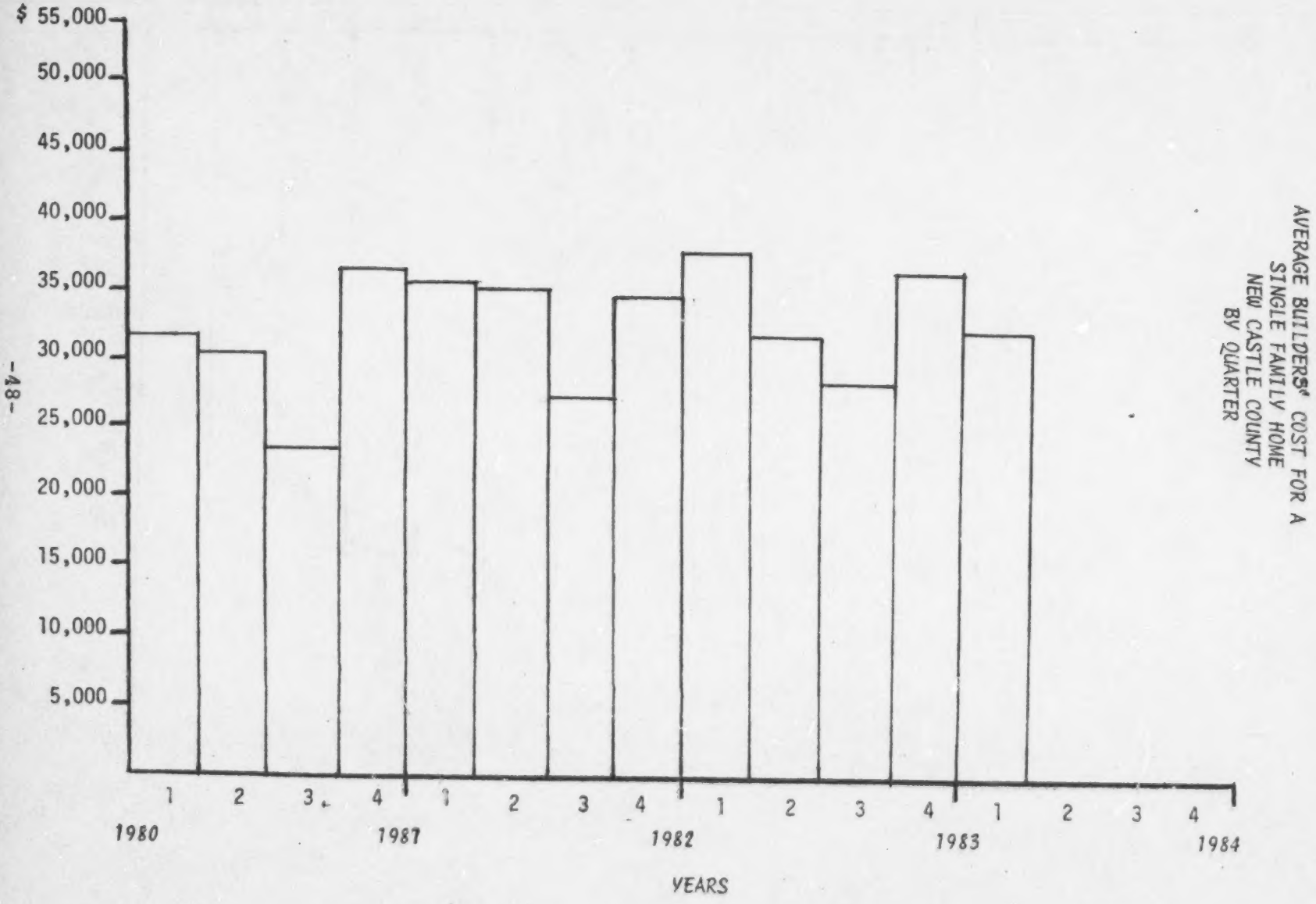
OF A SINGLE FAMILY HOME

1980-1983

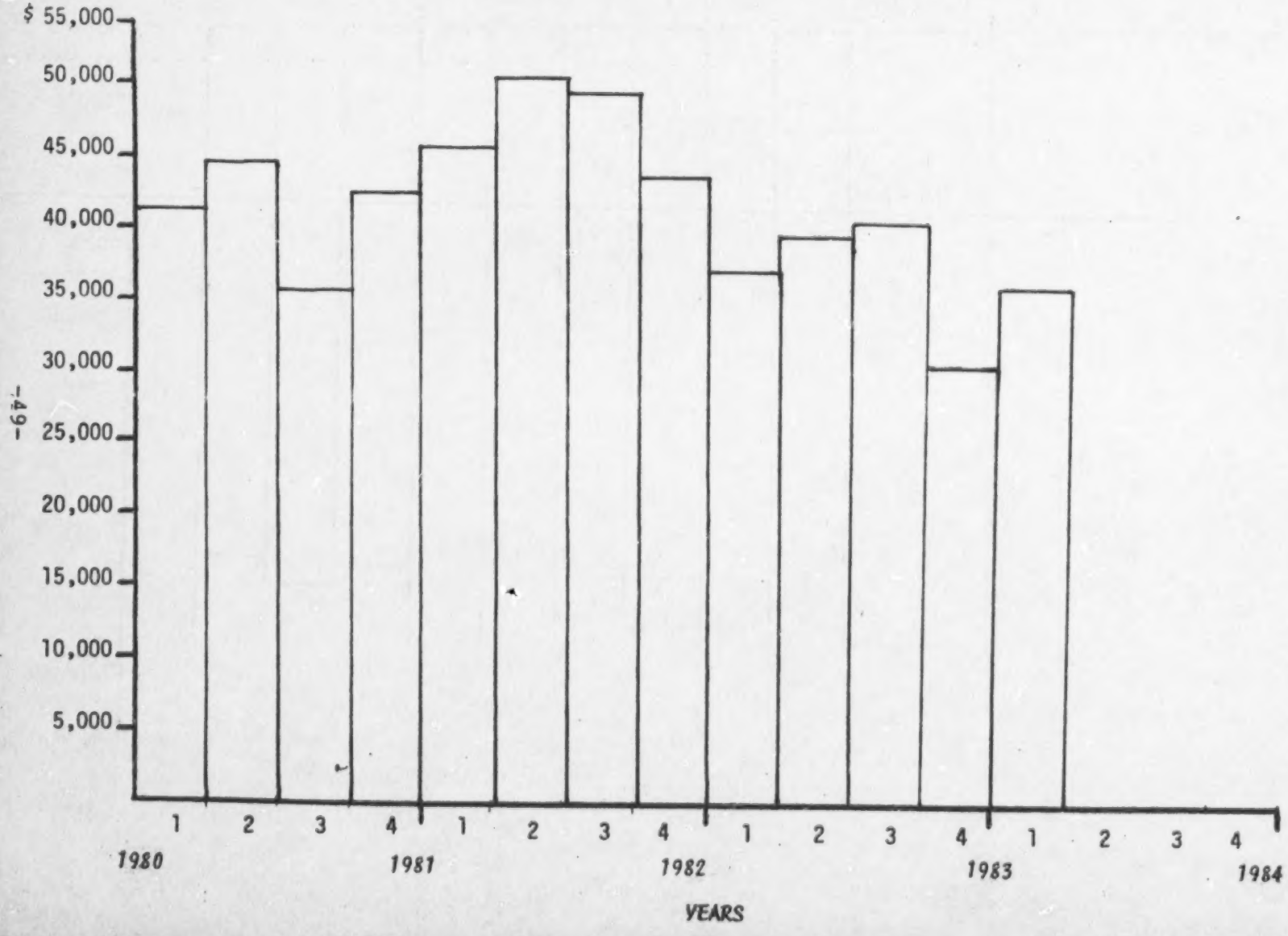
(BY QUARTER)



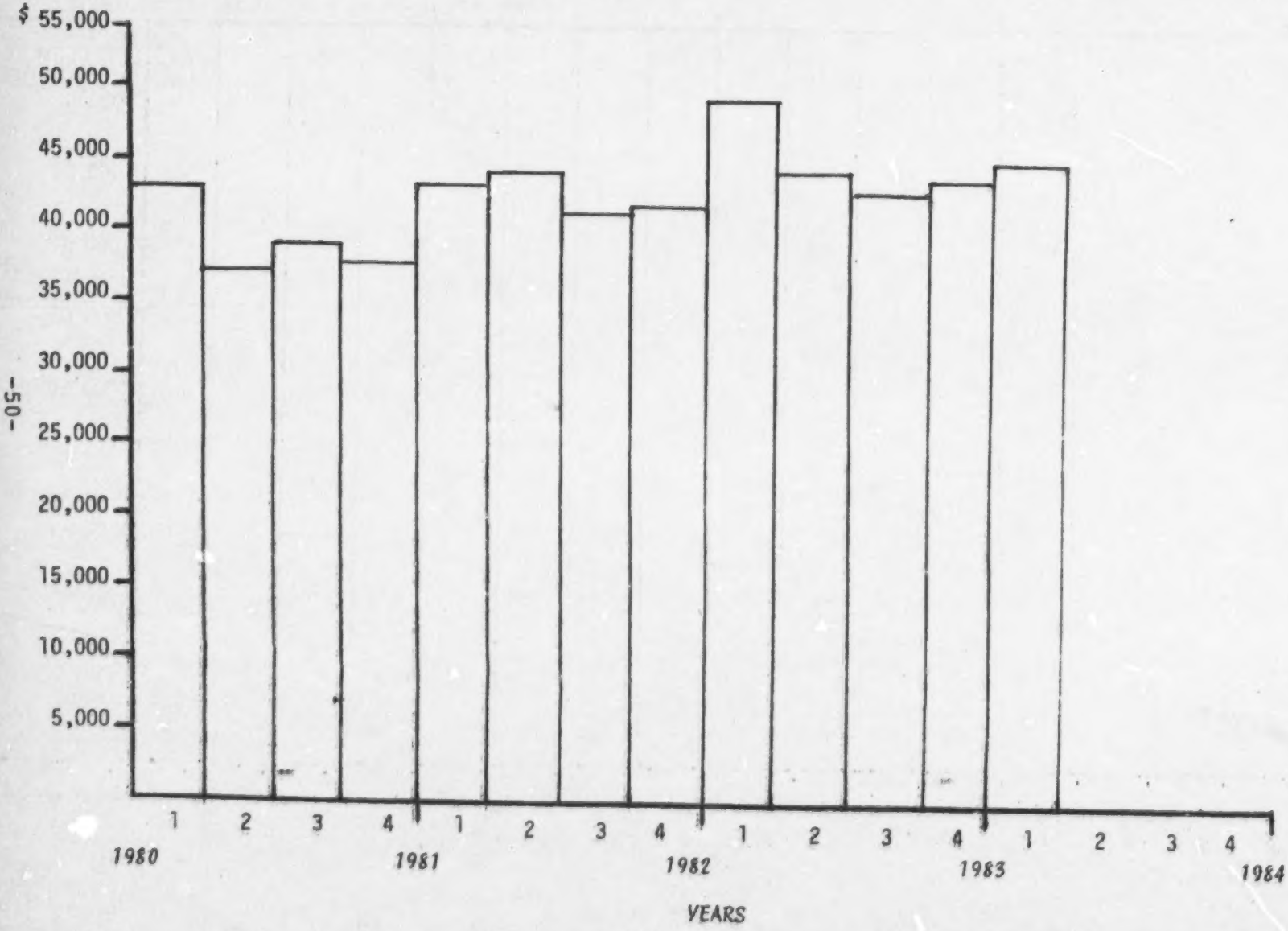
AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME STATEWIDE BY QUARTER



AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME NEW CASTLE COUNTY BY QUARTER



AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME KENT COUNTY BY QUARTER

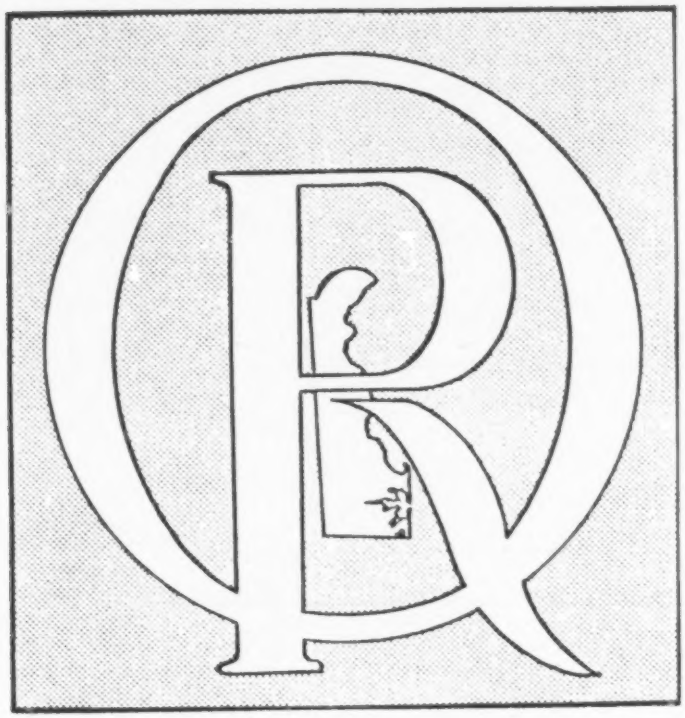


AVERAGE BUILDERS' COST FOR A SINGLE FAMILY HOME SUSSEX COUNTY BY QUARTER

8/8/83 S1345-2 B

VOL.XI, NO.3 SUMMER, 1983

QUARTERLY REVIEW OF HOUSING PRODUCTION IN DELAWARE



SECOND QUARTER, 1983

STATE OF DELAWARE
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT
AND
DELAWARE STATE HOUSING AUTHORITY

The cooperation of local building permit offices in supplying data for this report is gratefully acknowledged.

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QUARTERLY REVIEW

OF

HOUSING PRODUCTION

IN

DELAWARE

SECOND QUARTER, 1983

BY

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July, 1983

FOREWORD

Nearly doubling first quarter production to 1,401 additional housing units in April, May and June pushed the six-months Delaware total for 1983 a helfty 39 percent higher than it was last year at this time. The depressed Delaware housing industry appears to be on a solid recovery road. Whether it stays solid depends on what happens to interest rates, which began edging in the wrong direction upwards as the second quarter ended.

With 729 single family starts, 202 multi-family and 470 mobile homes being added to the supply, on-site construction and mobile home sales increased in each of the State's three counties. The total was 27 per cent higher than the 1982 second quarter.

An added feature of the Quarterly Review of Housing Production beginning in this issue is the number of new housing units in Delaware being built as a second or vacation home. Since publication of the Quarterly Review began in 1972, only statistics on housing units intended for year-round occupancy had been gathered, profiled and reported. However, in more recent years it has become increasingly difficult to distinguish vacation from year-round homes because the second home is being built with full plumbing, electrical and heating systems, and intended eventually to be a permanent retirement residence. Therefore, included in the introduction to this Quarterly Review is the number of vacation homes counted during the quarter. This first reference includes figures for the first six months of 1983. In this way, the Delaware State Housing Authority and its Quarterly Review readers will be better informed about the total housing growth in Delaware.

Robert S. Moyer

ROBERT S. MOYER
State Director of Housing
and Community Development

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INTRODUCTION

This report presents housing activity in Delaware for the second quarter of 1983. Included are data on the number of new housing units authorized by building permit, construction costs, the number of mobile homes sold, details on unit composition as well as data on rehabilitated housing units and residential demolitions.

Information herein relates only to new housing units intended for occupancy on a housekeeping basis. The figures are actual totals accumulated from authorized building permits recorded by various jurisdictions and compiled by the Delaware State Housing Authority. Excluded from the data are hotels, motels and other group residential structures, as well as seasonal units. However, to keep track of total housing construction in Delaware, the Delaware State Housing Authority is now counting new housing units initially intended as a vacation home but which are capable of being occupied on a year-round basis. During the first six months of 1983, 275 additional units began construction which are at present classified as seasonal housing structures. There is no profile data on these type units in the Quarterly Review.

Although the data relates to permit issuance rather than actual housing starts, permits are prompt, accurate indicators of construction activity. The United States Bureau of Census states that approximately 98-99 percent of all authorized construction is eventually undertaken. So, for simplification, permit issuance is expressed as "starts".

Building Permit Jurisdictions

New Castle and Kent County's building permit systems cover all unincorporated areas within their respective boundaries plus those areas without permit systems. Those towns and municipalities having permit laws are counted as separate entries within their counties. An exception is the Town of Milford which straddles the borders for Kent and Sussex Counties. Therefore, Milford's data is counted in the county containing the building activity.

Sussex County includes all municipalities in its building permit system, so it is necessary to adjust the total in order to avoid double-counting.

Definitions

Housing Unit - defined for the purposes of this report, a housing unit consists of a room or group of rooms intended for occupancy as separate year-round living quarters by a family, group of unrelated people living together or a person living alone.

In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Migratory, seasonal and vacation housing have been omitted.

Single Family Unit - one family free-standing home and townhouses or row houses intended to be sold.

Multi-Family Units - a building occupied by more than one family all sharing a common area of land (i.e. condominiums, apartments and townhouses intended to be rented.)

Chart 4 is based on the number of new mobile homes sold and titled for use in Delaware. Those homes labled sectional, modular or "prefab" are counted as on-site construction.

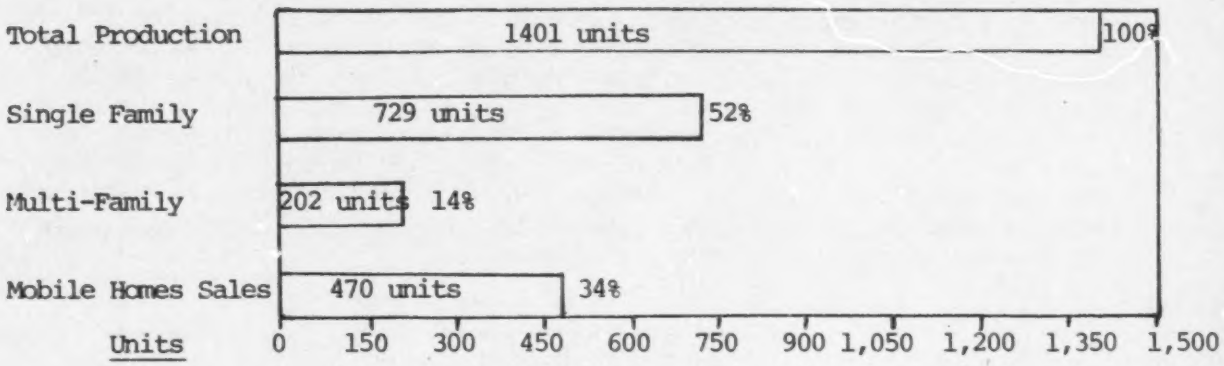
Chart 8 presents enumeration on substantial rehabilitation as taken from building permits. Additions and alterations containing three of the following four elements constitute substantial rehabilitation: electrical, heating, plumbing or structural work.

HOUSING PRODUCTION SECOND QUARTER, 1983

STATEWIDE

The housing construction industry in Delaware soared in April, May and June with the start of 1,401 units, a 90% increase over new residential activity generated in the first quarter this year, and also up 27% from figures reported for 1982's second quarter. Production increases this quarter are realized in single family housing by 75%, while multi-family unit starts and mobile home sales more than doubled last quarter's residential activity.

Fig. 1
2nd Quarter, 1983 Housing Production in Delaware



The majority of single family new homes started this quarter are in New Castle County (421), while Sussex County received the largest share (132) of multi-family units, practically all of which are condominiums. Of the 470 new mobile homes titled during April, May and June, more than half are in Sussex County.

COUNTY DATA

On-site activity in New Castle County totalled 470 units this quarter, more than two times the number of new housing units started during 1983's first three-month period, and 22% greater than county housing starts begun one year ago. Single family residential construction totalled 421 units, nearly three-times activity generated last quarter and the second quarter, 1982. Practically all of these homes are in new or expanding housing subdivisions in unincorporated county areas.

Forty-five of the 49 multi-family units begun this quarter are privately developed condominiums in unincorporated areas of the county. The remaining four units represent Phase I of a retirement living community situated in the Greenville area, which when complete will contain 88 cottages. Multi-family starts last quarter totalled 50, and one year ago this time 226 multi-family units began construction, most of which were federally subsidized developments for low and moderate income Delawareans.

The 134 housing starts in Kent County this quarter more than doubled last quarter's activity, but are 31% down from housing construction figures last year this time. Single family homes totalled 113. Of those, 61 were begun in the northwestern section of Dover, making this level of activity the best for the City of Dover in the past ten years. One multi-family project got underway in Smyrna this quarter, consisting of 21 public housing units for low income families to be owned and operated by the Delaware State Housing Authority. Single family starts this quarter are nearly two and one-half times the 47 homes recorded one year ago this quarter.

Single and multi-family new housing starts in Sussex County totalled 327 this quarter, up 46% from this year's first quarter activity and a 47% increase over last year's second quarter. Of the total, 195 are for single family units, most of which are located in the county's unincorporated areas, with notable activity in the Town of Bethany. This quarter's single family home starts are only 15 units more than last quarter but is more than double activity recorded for the second three months of 1982. Private condominium construction accounted for the 132 multi-family units this quarter, and represents a three-fold increase over last quarter's statistics.

CONSTRUCTION COSTS

Reported from building permits; costs of land, architectural services, engineering, financing and other professional fees are not included.

TOTAL COSTS

The 931 units of on-site housing construction started this quarter generated a total permit value construction cost of $35,142,588, practically double the $18,924,583 recorded last quarter for 511 new housing units. Statewide single family total costs for the 729 units this quarter amounted to $29,096,916 up 79% from last quarter. The 202 multi-family units are valued at $6,045,672 in total construction costs, more than twice first quarter, 1983 figures.

Housing construction dollars recorded this quarter are 58% better than the $22,230,276 recorded for 1982's second three months. Total construction costs by county and unit type for this quarter, as compared to last quarter and the comparable second quarter, 1982 are shown in Table I.

TABLE I
Single Family Production

	2nd Qtr. 1983	1st Qtr. 1983	2nd Qtr. 1982
New Castle Co.	$14,679,485	$ 5,665,275	$ 5,099,125
Kent Co.	4,688,818	2,349,789	1,870,587
Sussex Co.	9,728,613	8,224,962	10,390,970

Multi-Family Production

	2nd Qtr. 1983	1st Qtr. 1983	2nd Qtr. 1982
New Castle Co.	$ 6,310,000	$ 1,075,557	$ 5,032,000
Kent Co.	749,000	0	3,500,000
Sussex Co.	6,045,672	1,589,000	11,839,306

AVERAGE COSTS

Statewide average housing construction costs this quarter for the 931 on-site units rose to $37,747, only $713 more than average unit costs last quarter but is nearly $10,000 per unit greater than average costs one year ago. The minimal increase this quarter over last is recognized in both single and multi-family per unit costs by (2%) and (6%) respectively. Compared to average costs this time last year, the increase this year in single and multi-family new housing construction is 3% and 31% respectively.

New housing costs were lowest in New Castle County this quarter, with an average of $34,020 per unit, but is $3,792 over unit costs last quarter and $7,637 above average costs in that county one year ago this time. The average cost for a new housing unit in Kent County also rose this quarter to $40,581, up 11% from first quarter costs this year and is a considerable 47% over average unit costs during 1982's second quarter. Average costs were highest in Sussex County this quarter with $41,943 calculated for single and multi-family housing combined. However, costs this quarter were down $1,959 per unit from last quarter but are $11,634 above combined unit average costs one year ago in Delaware's southern county.

Average construction costs this quarter by housing unit type and county as compared to last quarter and 1982's second quarter are shown in Table II below:

TABLE II
Single Family Units

	2nd Qtr. 1983	1st Qtr. 1983	2nd Qtr. 1982
New Castle Co.	$34,868	$32,747	$32,273
Kent Co.	41,494	36,715	39,800
Sussex Co.	58,961	45,694	44,432

Multi-Family Units

	2nd Qtr. 1983	1st Qtr. 1983	2nd Qtr. 1982
New Castle Co.	$26,735	$21,511	$22,625
Kent Co.	35,667	0	23,973
Sussex Co.	30,202	36,114	22,809

UNIT PROFILE

Housing data charts 5, 6 and 7 detail statistics gathered from building permits with regard to the planned number of bedrooms, square feet of living space and the type of heat selected per unit.

Of the 931 new housing units for which construction started during the second quarter, 1983, 51% were for single family homes designed with three bedrooms. A two-bedroom floor plan remained the favorite for a new multi-family housing unit. The breakdown of bedroom mix per unit type this quarter is shown in Table III.

TABLE III

#Bedrooms	Single Family	Multi-Family
1	1%	13%
2	25%	52%
3	51%	34%
4+	23%	1%

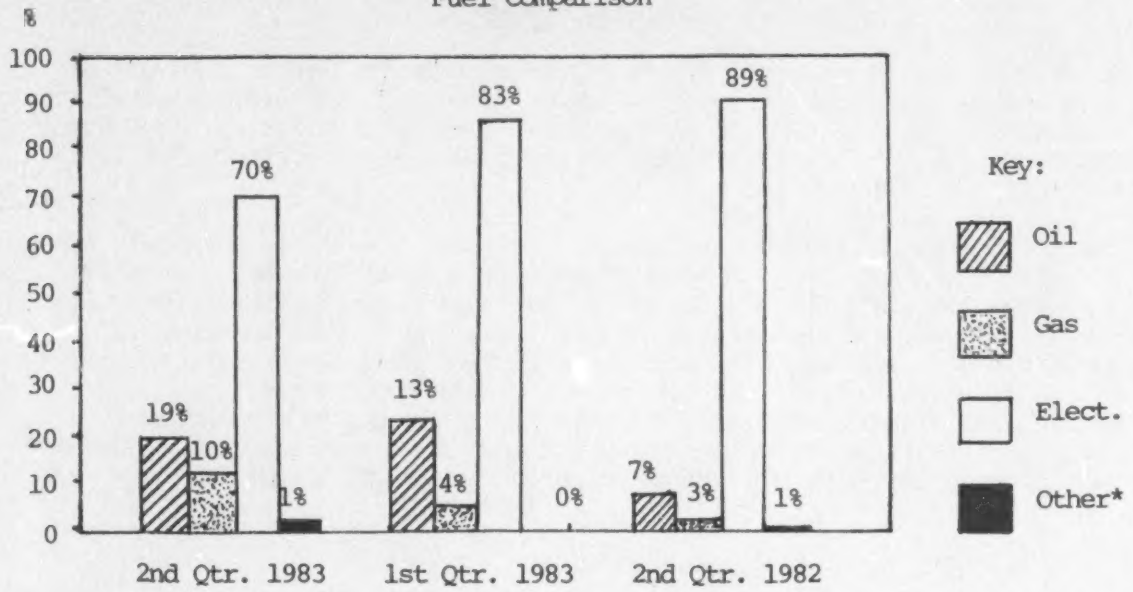
Living space requirements most popular this quarter held at units between 1,000 and 1,500 square feet, but just by a slight margin. This mid-sized unit was preferred for 45% of on-site units constructed this quarter, with 40% favoring a unit greater than 1,500 square feet in size. The remaining units, 15%, will contain less than 1,000 square feet of living space.

The distribution of heating sources for on-site residential construction this quarter, as compared to last quarter and the comparable second quarter of 1982, is shown in Figure 2 on the following page.

Fig. 2

Second Quarter, 1983

Fuel Comparison



Over the past year, there has been a gradual shift in home heating fuels. Oil and gas heat are steadily rising in popularity.

While electric heat, primarily supplied by a heat pump, is most desired in all three counties, 31% of the new units being built in New Castle County will be heated by oil, and 23% of Kent County's new housing will be connected to gas lines. Ninety four per cent (94%) of new residential construction in Sussex County this quarter will be heated by electricity.

In summary, the most popular housing unit begun during April, May and June was a three-bedroom home, containing between 1,000 and 1,500 square feet of living space and heated by an electric pump.

MOBILE HOME ACTIVITY

New mobile homes titled during April, May and June this year totalled 470, more than double sales last quarter and 54% above last year's second quarter report. Sales this quarter increased in all three counties, and more than half were titled in Sussex County. Compared to activity one year ago, mobile home sales are down 44% in New Castle County, up 50% in Kent, and are more than two times last year's second quarter activity in Sussex County.

Chart 4 in Appendix A indentifies new mobile home activity in Delaware, by county, as reported by the State Division of Motor Vehicles for the past year and one-half. In order to further streamline the charts and graphs in the Quarterly Review's appendices, future specific mobile home data for each county will be included in housing data charts 1 A, B and C.

REHABILITATED HOUSING

Home modifications or improvements for which permits have been issued range from adding a bathroom, bedroom or family room to substantial rehabilitation of a fire-damaged unit. Alterations and additions to existing housing units in Delaware this quarter totalled 268 units at a total cost of $3,110,000 averaging $11,604 per unit.

Housing renovation work, this quarter increased by 66 units over last but is 74 units less than one year ago. Average unit costs dropped 8% from 1983 first quarter costs but average costs this period are 24% above per unit rehab dollars spent last year this time. Housing alterations and/or additions are particularly noted in the City of Wilmington through efforts of the Wilmington Housing Authority, the Neighborhood House, Inc., and private individuals bringing their home up to housing code standards. Several communities in Kent and Sussex Counties are using community development block grant funds to finance housing rehabilitation work in their jurisdictions.

FEDERAL HOUSING ASSISTANCE

Federal assistance in the form of direct loans, subsidies, mortgage insurance or mortgage guarantees for newly constructed single family homes in Delaware during April, May and June, 1983 were extended to only 24 units, slightly better than half of last quarter's activity. Most of the units (16) are receiving federal assistance from the U.S. Farmers Home Administration, six in Kent County and 10 in Sussex. Of the remaining eight insured loans, seven are by the Veterans Administration and only one insured loan was extended by the Federal Housing Administration. One year ago this time, 32 new homes received federal loan assistance, as reported by the same three federal agencies.

NATIONAL HOUSING PICTURE

During the second quarter, like Delaware, national housing construction figures had climbed and by quarter's end began leveling off. The U.S. Department of Commerce reported a 6.3% drop in homebuilding in April due to heavy rainfall, a 19.5% rise in housing construction in May and a slight 2.9% fall in activity during June. Despite the decline by June 30, the national housing construction new seasonally adjusted rate of 1,747,000 units is still practically double the 910,000 recession-depressed level of annual housing units one year earlier, according to the Department.

National housing economists are watching mortgage interest rates, which rose during this quarter, as they affect future homebuilding around the country.

APPENDIX A

HOUSING DATA CHARTS

1 - 9

CHART 1-A: ON-SITE PERMITS ISSUED

NEW CASTLE COUNTY

LOCATION	STRUCTURE	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1983 1st QTR.	2nd QTR.	YEAR TO DATE
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	1	0	2	0	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	5	5
Newark	S-F	1	0	4	7	1	1	2
	M-F	0	0	0	0	50	0	50
Newport	S-F	-	-	-	-	0	0	0
	M-F	-	-	-	-	0	0	0
Odessa	S-F	-	-	-	-	0	0	0
	M-F	-	-	-	-	0	0	0
Wilmington	S-F	5	30	0	37	7	12	19
	M-F	226	202	0	428	0	0	0
New Castle Co. Balance	S-F	152	238	165	618	165	408	573
	M-F	0	385	108	493	0	44	44
New Castle Co. TOTAL	S-F	158	269	169	664	173	421	594
	M-F	226	587	108	921	50	49	99
	TOTAL	384	856	277	1,585	223	470	693

CHART 1-B: ON-SITE PERMITS ISSUED

KENT COUNTY

LOCATION	STRUCTURE	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1983 1st QTR.	2nd QTR.	YEAR TO DATE
Camden	S-F	-	-	68	68	0	0	0
	M-F	-	-	0	0	0	0	0
Dover	S-F	7	8	23	45	26	61	87
	M-F	0	0	0	0	0	0	0
Harrington	S-F	1	0	1	2	0	1	1
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	0	1	0	1
	M-F	146	0	0	146	0	0	0
Smyrna	S-F	0	5	6	11	7	2	9
	M-F	0	0	0	0	0	21	21
Kent County Balance	S-F	39	37	28	118	30	49	79
	M-F	0	0	0	0	0	0	0
Kent County TOTAL	S-F	47	50	126	244	64	113	177
	M-F	146	0	0	146	0	21	21
	TOTAL	193	50	126	390	64	134	198

CHART 1-C: ON-SITE PERMITS ISSUED

SUSSEX COUNTY

LOCATION	STRUCTURE	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1983 1st QTR.	2nd QTR.	YEAR TO DATE
Bethany	S-F	21	12	42	99	46	50	96
	M-F	0	0	0	0	0	0	0
Bethel	S-F	-	-	-	-	1	0	1
	M-F	-	-	-	-	0	0	0
Blades	S-F	-	-	-	-	2	0	2
	M-F	-	-	-	-	0	0	0
Bridgeville	S-F	-	-	-	-	0	0	0
	M-F	-	-	-	-	0	0	0
Dagsboro	S-F	-	-	-	-	0	0	0
	M-F	-	-	-	-	0	0	0
Delmar	S-F	-	-	-	-	0	1	1
	M-F	-	-	-	-	0	0	0
Dewey Beach	S-F	-	-	-	-	0	0	0
	M-F	-	-	-	-	0	10	10
Fenwick Island	S-F	-	-	-	-	0	1	1
	M-F	-	-	-	-	0	0	0
Georgetown	S-F	0	2	2	6	1	1	2
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	-	-	-	-	0	0	0
	M-F	-	-	-	-	0	0	0
Henlopen Acres	S-F	-	-	-	-	0	0	0
	M-F	-	-	-	-	0	0	0
Laurel	S-F	0	0	7	7	1	2	3
	M-F	0	102	0	102	0	0	0
Lewes	S-F	0	4	2	7	1	2	3
	M-F	0	0	0	0	0	0	0
Milford (S)	S-F	0	2	2	5	0	4	4
	M-F	0	0	0	0	0	0	0
Millsboro	S-F	0	1	0	1	0	1	1
	M-F	24	0	0	24	0	0	0
Milton	S-F	0	2	0	2	1	1	2
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	-	-	-	-	3	2	5
	M-F	-	-	-	-	0	0	0
Rehoboth	S-F	3	53	6	70	1	7	8
	M-F	0	0	0	4	0	0	0
Seaford	S-F	0	2	2	4	0	1	1
	M-F	121	0	0	121	0	0	0
Selbyville	S-F	-	-	-	-	0	2	2
	M-F	-	-	-	-	0	0	0
Slaughter Beach	S-F	-	-	-	-	0	-	-
	M-F	-	-	-	-	0	-	-
South Bethany	S-F	-	-	-	-	0	-	-
	M-F	-	-	-	-	0	-	-
Sussex County Balance	S-F	53	78	161	376	123	120	243
	M-F	0	19	51	115	44	122	166
Sussex County TOTAL	S-F	77	156	224	577	180	195	375
	M-F	145	121	51	366	44	132	176
	TOTAL	222	277	275	943	224	327	551
STATEWIDE	S-F	282	475	519	1,485	417	729	1,146
	M-F	517	708	159	1,433	94	202	1,296
	TOTAL	799	1,183	678	2,918	511	931	1,442

CHART 2-A: TOTAL COST ON-SITE CONSTRUCTION

(REPORTED FROM PERMITS)

NEW CASTLE COUNTY

LOCATION	STRUCTURE	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1983 1st QTR.	2nd QTR.	YEAR TO DATE
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	30,000	0	42,000	0	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	250,000	250,000
Newark	S-F	21,000	0	164,373	250,373	70,000	32,000	102,000
	M-F	0	0	0	0	1,075,557	0	1,075,557
Newport	S-F	-	-	-	-	0	0	0
	M-F	-	-	-	-	0	0	0
Odessa	S-F	-	-	-	-	0	0	0
	M-F	-	-	-	-	0	0	0
Wilmington	S-F	200,000	790,000	0	1,122,000	370,000	310,000	680,000
	M-F	5,032,000	5,069,376	0	10,101,376	0	0	0
New Castle Co. Balance	S-F	4,878,125	6,919,735	5,930,582	20,156,012	5,225,275	14,337,485	19,562,760
	M-F	0	10,740,557	1,400,000	12,140,557	0	1,060,000	1,060,000
New Castle Co. TOTAL	S-F	5,099,125	7,739,735	6,094,955	21,570,385	5,665,275	14,679,485	20,344,760
	M-F	5,032,000	15,809,933	1,400,000	22,241,933	1,075,557	1,310,000	2,385,557
	TOTAL	10,131,125	23,549,668	7,494,955	43,812,318	6,740,832	15,989,485	22,730,317

CHART 2-B: TOTAL COST ON-SITE CONSTRUCTION

(REPORTED FROM PERMITS)

KENT COUNTY

LOCATION	STRUCTURE	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1983 1st QTR.	2nd QTR.	YEAR TO DATE
Camden	S-F	-	-	1,606,600	1,606,600	0	0	0
	M-F	-	-	0	0	0	0	0
Dover	S-F	264,000	257,000	693,000	1,493,200	758,000	1,729,000	2,487,000
	M-F	0	0	0	0	0	0	0
Harrington	S-F	31,500	0	31,000	62,500	0	33,500	33,500
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	0	34,000	0	34,000
	M-F	3,500,000	0	0	3,500,000	0	0	0
Smyrna	S-F	0	146,200	174,300	320,500	225,120	298,000	523,120
	M-F	0	0	0	0	0	749,000	749,000
Kent County Balance	S-F	1,575,087	1,665,910	1,302,374	5,065,171	1,332,669	2,628,318	3,960,987
	M-F	0	0	0	0	0	0	0
Kent County TOTAL	S-F	1,870,587	2,069,110	3,807,274	8,547,971	2,349,789	4,688,818	7,038,607
	M-F	3,500,000	0	0	3,500,000	0	749,000	749,000
	TOTAL	5,370,587	2,069,110	3,807,274	12,047,971	2,349,789	5,437,818	7,787 607

CHART 2-C: TOTAL COST ON-SITE CONSTRUCTION
(REPORTED FROM PERMITS)

SUSSEX COUNTY

LOCATION	STRUCTURE	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1983 1st QTR.	2nd QTR.	YEAR TO DATE
Bethany	S-F	895,219	461,321	1,943,542	4,466,718	2,110,922	2,457,195	4,568,117
	M-F	0	0	0	0	0	0	0
Bethel	S-F	-	-	-	-	35,000	0	35,000
	M-F	-	-	-	-	0	0	0
Blades	S-F	-	-	-	-	48,010	0	48,010
	M-F	-	-	-	-	0	0	0
Bridgeville	S-F	-	-	-	-	0	0	0
	M-F	-	-	-	-	0	0	0
Dagsboro	S-F	-	-	-	-	0	0	0
	M-F	-	-	-	-	0	0	0
Delmar	S-F	-	-	-	-	0	35,000	35,000
	M-F	-	-	-	-	0	0	0
Dewey Beach	S-F	-	-	-	-	0	0	0
	M-F	-	-	-	-	0	103,000	103,000
Fenwick Island	S-F	-	-	-	-	0	46,000	46,000
	M-F	-	-	-	-	0	0	0
Georgetown	S-F	0	86,000	91,515	259,015	49,000	33,900	82,900
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	-	-	-	-	0	0	0
	M-F	-	-	-	-	0	0	0
Henlopen Acres	S-F	-	-	-	-	0	0	0
	M-F	-	-	-	-	0	0	0
Laurel	S-F	0	0	264,960	264,960	33,300	67,600	100,900
	M-F	0	2,450,000	0	2,450,000	0	0	0
Lewes	S-F	0	272,145	91,000	403,145	54,350	105,000	159,350
	M-F	0	0	0	0	0	0	0
Milford (S)	S-F	0	97,200	75,500	208,000	0	184,500	184,500
	M-F	0	0	0	0	0	0	0
Millsboro	S-F	0	75,000	0	75,000	0	42,559	42,559
	M-F	616,000	0	0	616,000	0	0	0
Milton	S-F	0	82,300	0	82,300	73,000	30,000	103,000
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	-	-	-	-	154,515	79,500	234,015
	M-F	-	-	-	-	0	0	0
Rehoboth	S-F	210,000	2,133,000	436,500	3,220,147	83,000	354,910	437,910
	M-F	0	0	0	142,600	0	0	0
Seaford	S-F	0	69,300	77,250	146,550	0	25,000	25,000
	M-F	2,691,306	0	0	2,691,306	0	0	0
Selbyville	S-F	-	-	-	-	0	117,600	117,600
	M-F	-	-	-	-	0	0	0
Slaughter Beach	S-F	-	-	-	-	0	-	0
	M-F	-	-	-	-	0	-	0
South Bethany	S-F	-	-	-	-	0	-	0
	M-F	-	-	-	-	0	-	0
Sussex County Balance	S-F	2,316,039	3,305,078	6,803,387	16,472,818	5,679,390	6,149,849	11,829,239
	M-F	0	456,000	1,601,400	5,138,800	1,589,000	3,883,672	5,472,672
Sussex County TOTAL	S-F	3,421,258	6,581,344	9,783,654	25,598,653	8,224,962	9,728,613	17,953,575
	M-F	3,307,306	2,906,000	1,601,400	11,038,706	1,589,000	3,986,672	5,575,672
	TOTAL	6,728,564	9,487,344	11,385,054	36,637,359	9,813,962	13,715,285	23,549,247
STATEWIDE	S-F	10,390,970	16,390,189	19,685,883	55,717,009	16,260,026	29,096,916	45,356,942
	M-F	11,839,306	18,715,933	3,001,400	36,780,639	2,664,557	6,045,672	8,710,229
	TOTAL	22,230,276	35,106,122	22,687,283	92,497,648	18,924,583	35,142,588	54,067,171

CHART 3-A: AVERAGE COST ON-SITE CONSTRUCTION

(REPORTED FROM PERMITS)

NEW CASTLE COUNTY

LOCATION	STRUCTURE	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1983 1st QTR.	2nd QTR.	YEAR TO DATE
Bellefonte	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	0	0
Elsmere	S-F	0	30,000	0	21,000	0	0	0
	M-F	0	0	0	0	0	0	0
New Castle	S-F	0	0	0	0	0	0	0
	M-F	0	0	0	0	0	50,000	50,000
Newark	S-F	21,000	0	41,093	35,768	70,000	32,000	51,000
	M-F	0	0	0	0	21,511	0	0
Newport	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Odessa	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Wilmington	S-F	40,000	26,333	0	30,324	52,857	25,833	35,789
	M-F	22,265	25,096	0	23,601	0	0	0
New Castle Co. Balance	S-F	32,093	29,075	35,943	32,615	31,668	35,141	34,141
	M-F	0	27,898	12,963	24,626	0	24,091	24,091
New Castle Co. TOTAL	S-F	32,273	28,772	36,065	32,486	32,747	34,868	34,250
	M-F	22,265	26,933	12,963	24,150	21,511	26,735	24,097
	TOTAL	26,383	27,511	27,058	27,642	30,228	34,020	32,800

CHART 3-B: AVERAGE COST ON-SITE CONSTRUCTION

(REPORTED FROM PERMITS)

KENT COUNTY

LOCATION	STRUCTURE	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1983 1st QTR.	2nd QTR.	YEAR TO DATE
Camden	S-F	-	-	23,626	23,626	0	0	0
	M-F	-	-	0	0	0	0	0
Dover	S-F	37,714	32,125	30,130	33,182	29,154	28,344	28,586
	M-F	0	0	0	0	0	0	0
Harrington	S-F	31,500	0	31,000	31,250	0	33,500	33,500
	M-F	0	0	0	0	0	0	0
Milford (K)	S-F	0	0	0	0	34,000	0	34,000
	M-F	23,973	0	0	23,973	0	0	0
Smyrna	S-F	0	29,240	29,050	29,136	32,160	149,000	58,124
	M-F	0	0	0	0	0	35,667	35,667
Kent County Balance	S-F	40,387	45,025	46,513	42,925	44,422	53,639	50,139
	M-F	0	0	0	0	0	0	0
Kent County TOTAL	S-F	39,800	41,382	30,216	35,033	36,715	41,494	39,766
	M-F	23,973	0	0	23,973	0	35,667	35,667
	TOTAL	27,827	41,382	30,216	30,890	36,715	40,581	39,331

CHART 3-C: AVERAGE COST ON-SITE CONSTRUCTION

(REPORTED FROM PERMITS)

SUSSEX COUNTY

LOCATION	STRUCTURE	2nd QTR.	3rd QTR.	4th QTR.	1982 TOTAL	1983 1st QTR.	2nd QTR.	YEAR TO DATE
Bethany	S-F	42,629	38,443	46,275	45,118	45,890	49,144	47,585
	M-F	0	0	0	0	0	0	0
Bethel	S-F	-	-	-	-	35,000	0	35,000
	M-F	-	-	-	-	0	0	0
Blades	S-F	-	-	-	-	24,005	0	24,005
	M-F	-	-	-	-	0	0	0
Bridgeville	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Dagsboro	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	0	0
Delmar	S-F	-	-	-	-	-	35,000	35,000
	M-F	-	-	-	-	-	0	0
Dewey Beach	S-F	-	-	-	-	-	0	0
	M-F	-	-	-	-	-	10,300	10,300
Fenwick Island	S-F	-	-	-	-	-	46,000	46,000
	M-F	-	-	-	-	-	0	0
Georgetown	S-F	0	43,000	45,608	43,169	49,000	33,900	41,450
	M-F	0	0	0	0	0	0	0
Greenwood	S-F	-	-	-	-	0	0	0
	M-F	-	-	-	-	0	0	0
Henlopen Acres	S-F	-	-	-	-	0	0	0
	M-F	-	-	-	-	0	0	0
Laurel	S-F	0	0	37,851	37,853	33,300	33,800	33,683
	M-F	0	24,020	0	24,020	0	0	0
Lewes	S-F	0	68,036	45,500	57,592	54,350	52,500	53,117
	M-F	0	0	0	0	0	0	0
Milford (S)	S-F	0	48,600	37,750	41,600	0	46,125	46,125
	M-F	0	0	0	0	0	0	0
Millsboro	S-F	0	75,000	0	75,000	0	42,559	42,559
	M-F	25,667	0	0	25,667	0	0	0
Milton	S-F	0	41,150	0	41,150	73,000	30,000	51,500
	M-F	0	0	0	0	0	0	0
Ocean View	S-F	-	-	-	-	51,505	39,750	46,803
	M-F	-	-	-	-	0	0	0
Rehoboth	S-F	70,000	40,245	72,750	46,002	83,000	50,701	54,739
	M-F	0	0	0	35,650	0	0	0
Seaford	S-F	0	34,650	38,625	36,638	0	25,000	25,000
	M-F	22,242	0	0	22,242	0	0	0
Selbyville	S-F	-	-	-	-	0	58,800	58,800
	M-F	-	-	-	-	0	0	0
Slaughter Beach	S-F	-	-	-	-	0	-	0
	M-F	-	-	-	-	0	-	0
South Bethany	S-F	-	-	-	-	0	-	0
	M-F	-	-	-	-	0	-	0
Sussex County Balance	S-F	43,699	42,373	42,257	43,811	46,174	51,249	48,680
	M-F	0	24,000	31,400	44,685	36,114	31,833	32,968
Sussex County TOTAL	S-F	44,432	42,188	43,677	44,365	45,694	58,961	47,876
	M-F	22,809	24,017	31,400	30,160	36,114	30,202	31,680
	TOTAL	30,309	34,250	41,400	38,852	43,902	41,943	42,739
STATEWIDE	S-F	38,847	34,506	37,930	37,520	38,993	39,913	39,578
	M-F	22,900	26,435	18,877	25,667	28,346	29,929	29,426
	TOTAL	27,823	29,676	33,462	31,699	37,034	37,747	37,495

CHART 4

MOBILE HOME SALES

COUNTY	1982 1st QTR	2nd QTR	3rd QTR	4th QTR	1982 TOTAL	1983 1st QTR	2nd QTR
New Castle	35	66	26	19	146	23	37
Kent	87	127	114	163	491	100	190
Sussex	58	112	133	121	424	102	243
STATE TOTAL	180	305	273	303	1,061	225	470

CHART 5A: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCATION	2nd QUARTER 1983								YEAR TO DATE							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	3	0	2	0	0	0	0	0	3	0	2	0	0
Newark	0	0	0	0	1	0	0	0	0	25	0	25	1	0	1	0
Newport	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Odessa	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilmington	0	0	1	0	11	0	0	0	0	0	1	0	17	0	1	0
County Balance	0	0	93	43	177	1	138	0	0	0	132	43	254	1	187	0
COUNTY TOTAL	0	0	94	46	189	3	138	0	0	25	133	71	272	3	189	0
KENT																
Camden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dover	0	0	26	0	29	0	6	0	0	0	38	0	36	0	13	0
Harrington	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Milford (K)	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Smyrna	0	0	0	12	1	6	1	3	0	0	0	12	8	6	1	3
County Balance	3	0	7	0	34	0	5	0	3	0	11	0	59	0	6	0
COUNTY TOTAL	3	0	33	12	65	6	12	3	3	0	49	12	105	6	20	3
SUSSEX																
Bethany	0	0	11	0	32	0	7	0	0	0	21	0	59	0	16	0
Bethel	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Blades	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Bridgeville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dagsboro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delmar	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Dewey Beach	0	6	0	4	0	0	0	0	0	0	0	0	0	0	0	0
Fenwick Island	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
Georgetown	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0
Greenwood	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Henlopen Acres	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	2	0	0	0	0	0	0	0	3	0	0	0
Lewes	0	0	0	0	1	0	1	0	0	0	0	0	1	0	2	0
Milford (S)	0	0	1	0	2	0	1	0	0	0	1	0	2	0	1	0
Millsboro	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Milton	0	0	0	0	1	0	0	0	0	0	1	0	1	0	0	0
Ocean View	0	0	1	0	0	0	0	0	0	0	2	0	2	0	0	0
Rehoboth	3	0	0	0	4	0	0	0	3	0	0	0	5	0	0	0
Seaford	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0
Selbyville	0	0	0	0	2	0	0	0	0	0	0	0	2	0	0	0
Slaughter Beach	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
South Bethany	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
County Balance	1	20	43	42	69	60	8	0	1	20	110	60	120	86	13	0
COUNTY TOTAL	5	26	56	46	117	60	17	0	5	26	135	64	203	86	32	0
STATEWIDE TOTAL	8	26	183	104	371	69	167	3	8	51	317	147	580	95	241	3

CHART 5B: NUMBER OF BEDROOMS IN NEW HOUSING UNITS

LOCATION	2nd QUARTER 1982								TOTAL 1982							
	1 BR		2 BR		3 BR		4 BR		1 BR		2 BR		3 BR		4 BR	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Newark	0	0	0	0	0	0	1	0	0	0	0	0	2	0	5	0
Newport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Odessa	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wilmington	0	145	3	81	2	0	0	0	0	305	21	82	15	41	1	0
County Balance	1	0	9	0	107	0	35	0	4	242	63	137	413	94	138	20
COUNTY TOTAL	1	145	12	81	109	0	36	0	4	547	85	219	431	135	144	20
KENT																
Camden	-	-	-	-	-	-	-	-	0	0	0	0	68	0	0	0
Dover	0	0	2	0	1	0	4	0	0	0	5	0	24	0	16	0
Harrington	1	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0
Milford (K)	0	110	0	36	0	0	0	0	0	110	0	36	0	0	0	0
Smyrna	0	0	0	0	0	0	0	0	0	0	0	0	10	0	1	0
County Balance	1	0	10	0	24	0	4	0	5	0	28	0	76	0	9	0
COUNTY TOTAL	2	110	12	36	25	0	[illegible]	0	6	110	34	36	178	0	26	0
SUSSEX																
Bethany	0	0	9	0	9	0	3	0	0	0	23	0	51	0	25	0
Bethel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Blades	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bridgeville	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dagsboro	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Delmar	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dewey Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fenwick Island	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Georgetown	0	0	0	0	0	0	0	0	1	0	2	0	3	0	0	0
Greenwood	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Henlopen Acres	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Laurel	0	0	0	0	0	0	0	0	0	28	1	66	4	8	2	0
Lewes	0	0	0	0	0	0	0	0	0	0	1	0	4	0	2	0
Milford (S)	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0
Millsboro	0	24	0	0	0	0	0	0	0	24	0	0	1	0	0	0
Milton	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
Ocean View	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rehoboth	0	0	0	0	2	0	1	0	0	0	48	0	21	4	1	0
Seaford	0	40	0	43	0	38	0	0	0	40	0	43	4	38	0	0
Selbyville	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
County Balance	13	0	7	0	29	0	4	0	15	14	116	62	231	30	14	9
COUNTY TOTAL	13	64	16	43	40	38	8	0	16	106	192	171	325	80	44	9
STATEWIDE TOTAL	16	319	40	160	174	38	52	0	26	763	311	426	934	215	214	29

CHART 6: NUMBER OF UNITS BY SQUARE FOOT PER UNIT

LOCATION	2nd QUARTER 1982			1982 TOTAL			1983 QUARTER 2nd			YEAR TO DATE		
	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500	under 1000	1000-1500	over 1500
NEW CASTLE												
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	1	1	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	5	0	0	5	0
Newark	0	0	1	0	1	6	0	0	1	50	0	2
Newport	-	-	-	-	-	-	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	0	0	0	0	0	0
Wilmington	166	60	5	327	127	11	0	1	11	0	1	18
County Balance	4	34	114	541	199	371	16	178	258	26	222	369
COUNTY TOTAL	170	94	120	869	328	388	16	184	270	76	228	389
KENT												
Camden	-	-	-	0	54	14	0	0	0	0	0	0
Dover	1	1	5	2	6	37	0	46	15	11	51	25
Harrington	0	1	0	0	2	0	0	1	0	0	1	0
Milford (K)	146	0	0	146	0	0	0	0	0	0	1	0
Smyrna	0	0	0	0	10	1	12	9	2	12	16	2
County Balance	5	19	15	17	[illegible]	43	3	14	32	6	29	44
COUNTY TOTAL	152	21	20	165	[illegible]	95	15	70	49	29	98	71
SUSSEX												
Bethany	0	21	0	0	[illegible]	[illegible]	0	39	11	0	71	25
Bethel	-	-	-	-	-	-	0	0	0	0	1	0
Blades	-	-	-	-	-	-	0	0	0	0	2	0
Bridgeville	-	-	-	-	-	-	0	0	0	0	0	0
Dagsboro	-	-	-	-	-	-	0	0	0	0	0	0
Delmar	-	-	-	-	-	-	0	1	0	0	1	0
Dewey Beach	-	-	-	-	-	-	10	0	0	10	0	0
Fenwick Island	-	-	-	-	-	-	1	0	0	1	0	0
Georgetown	0	0	0	0	5	1	0	1	0	1	1	0
Greenwood	-	-	-	-	-	-	0	0	0	0	0	0
Henlopen Acres	-	-	-	-	-	-	0	0	0	0	0	0
Laurel	0	0	0	102	7	0	0	2	0	0	2	1
Lewes	0	0	0	1	2	4	0	1	1	0	2	1
Milford (S)	0	0	0	0	5	0	0	2	2	0	2	2
Millsboro	24	0	0	24	0	1	0	0	1	0	0	1
Milton	0	0	0	0	2	0	0	1	0	0	1	1
Ocean View	-	-	-	-	-	-	0	2	0	0	5	0
Rehoboth	0	0	3	48	16	10	0	3	4	0	3	5
Seaford	83	38	0	83	42	0	0	0	1	0	0	1
Selbyville	-	-	-	-	-	-	0	0	2	0	0	2
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-
South Bethany	-	-	-	-	-	-	-	-	-	-	-	-
County Balance	16	15	22	98	289	104	98	108	36	216	150	43
COUNTY TOTAL	123	74	25	356	456	131	109	160	58	227	242	82
STATEWIDE TOTAL	445	189	165	1,390	914	614	140	414	377	332	568	542

CHART 7: HEATING FUEL IN NEW HOUSING UNITS

LOCATION	NUMBER OF NEW UNITS WITH SPECIFIED FUEL															
	2nd QUARTER				1982 TOTAL				1983 QUARTER 2nd				YEAR TO DATE			
	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other	Oil	Gas	Elec.	Other
NEW CASTLE																
Bellefonte	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elsmere	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5	0
Newark	0	1	0	0	1	6	0	0	1	0	0	0	1	0	51	0
Newport	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Odessa	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Wilmington	0	0	231	0	26	42	397	0	10	2	0	0	10	2	7	0
County Balance	39	18	94	1	417	122	568	4	137	60	255	0	188	78	351	0
COUNTY TOTAL	39	19	325	1	445	170	966	4	148	62	260	0	199	80	414	0
KENT																
Camden	-	-	-	-	68	0	0	0	0	0	0	0	0	0	0	0
Dover	4	2	1	0	14	16	14	1	6	7	48	0	11	9	67	0
Harrington	0	0	1	0	0	1	1	0	0	0	1	0	0	0	1	0
Milford (K)	0	0	146	0	0	0	146	0	0	0	0	0	0	0	1	0
Smyrna	0	0	0	0	0	1	10	0	0	21	1	1	0	21	8	1
County Balance	7	2	28	2	16	17	76	9	4	3	39	3	7	3	66	3
COUNTY TOTAL	11	4	176	2	98	35	247	10	10	31	89	4	18	33	143	4
SUSSEX																
Bethany	0	0	21	0	0	0	99	0	0	0	50	0	0	0	96	0
Bethel	-	-	-	-	-	-	-	-	0	0	0	0	0	0	1	0
Blades	-	-	-	-	-	-	-	-	0	0	0	0	0	0	2	0
Bridgeville	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Dagsboro	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Delmar	-	-	-	-	-	-	-	-	1	0	0	0	1	0	0	0
Dewey Beach	-	-	-	-	-	-	-	-	0	0	10	0	0	0	10	0
Fenwick Island	-	-	-	-	-	-	-	-	0	0	1	0	0	0	1	0
Georgetown	0	0	0	0	0	0	5	1	0	0	1	0	0	0	2	0
Greenwood	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Henlopen Acres	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
Laurel	0	0	0	0	0	102	7	0	0	0	2	0	0	0	3	0
Lewes	0	0	0	0	1	0	6	0	0	0	2	0	1	0	2	0
Milford (S)	0	0	0	0	1	0	4	0	1	0	3	0	1	0	3	0
Millsboro	0	0	24	0	0	0	25	0	0	0	1	0	0	0	1	0
Milton	0	0	0	0	0	0	2	0	0	0	1	0	0	0	2	0
Ocean View	-	-	-	-	-	-	-	-	0	0	2	0	0	0	5	0
Rehoboth	0	0	3	0	1	0	73	0	0	0	7	0	0	0	8	0
Seaford	0	0	121	0	0	0	125	0	0	0	1	0	0	0	1	0
Selbyville	-	-	-	-	-	-	-	-	0	0	2	0	0	0	2	0
Slaughter Beach	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0
South Bethany	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0
County Balance	3	3	44	3	13	11	453	14	12	1	223	6	16	2	305	6
COUNTY TOTAL	3	3	213	3	16	113	799	15	14	1	306	6	19	2	524	6
STATEWIDE TOTAL	53	26	714	6	559	318	2,012	29	172	94	655	10	236	115	1,081	10

CHART 8: REHABILITATION HOUSING (UNITS AND COST)
$000

LOCATION	1982				1983			
	2nd QTR.		TO DATE		2nd QTR.		TO DATE	
	UNITS	COST	UNITS	COST	UNITS	COST	UNITS	COST
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	6	14	22	114	1	40	1	40
New Castle	14	129	25	269	0	0	0	0
Newark	0	0	0	0	8	114	14	210
Newport	-	-	-	-	0	0	0	0
Odessa	-	-	-	-	0	0	0	0
Wilmington	139	1,323	598	8,252	126	1,620	220	2,960
County Balance	59	737	218	2,892	53	516	86	830
COUNTY TOTAL	218	2,203	863	11,284	188	2,290	321	4,040
KENT								
Camden	-	-	-	-	0	0	0	0
Dover	10	109	31	298	11	114	23	232
Harrington	0	0	3	34	0	0	0	0
Milford (K)	0	0	3	30	0	0	1	18
Smyrna	3	10	4	16	2	29	9	99
County Balance	22	210	65	907	30	311	44	488
COUNTY TOTAL	35	329	106	1,285	43	454	77	837
SUSSEX								
Bethany	1	35	2	47	0	0	0	0
Bethel	-	-	-	-	0	0	0	0
Blades	-	-	-	-	1	10	1	10
Bridgeville	-	-	-	-	0	0	1	9
Dagsboro	-	-	-	-	0	0	0	0
Delmar	-	-	-	-	0	0	1	10
Dewey Beach	-	-	-	-	0	0	0	0
Fenwick Island	-	-	-	-	0	0	0	0
Georgetown	27	92	28	134	2	21	3	29
Greenwood	-	-	-	-	0	0	0	0
Henlopen Acres	-	-	-	-	-	-	0	0
Laurel	23	49	24	55	4	25	7	42
Lewes	3	23	12	129	5	93	10	147
Milford (S)	2	14	4	51	0	0	0	0
Millsboro	4	35	7	125	15	61	17	113
Milton	0	0	2	34	0	0	0	0
Ocean View	-	-	-	-	0	0	5	60
Rehoboth	16	117	38	459	4	73	8	143
Seaford	1	5	5	52	5	42	9	65
Selbyville	-	-	-	-	1	10	2	18
Slaughter Beach	-	-	-	-	-	-	0	0
South Bethany	-	-	-	-	-	-	0	0
County Balance	12	296	56	1,062	0	0	8	109
COUNTY TOTAL	89	665	178	2,148	37	366	72	786
STATEWIDE	342	3,197	1,147	14,718	268	3,110	470	5,663

CHART 9: RESIDENTIAL DEMOLITIONS AND CERTIFICATES OF OCCUPANCY

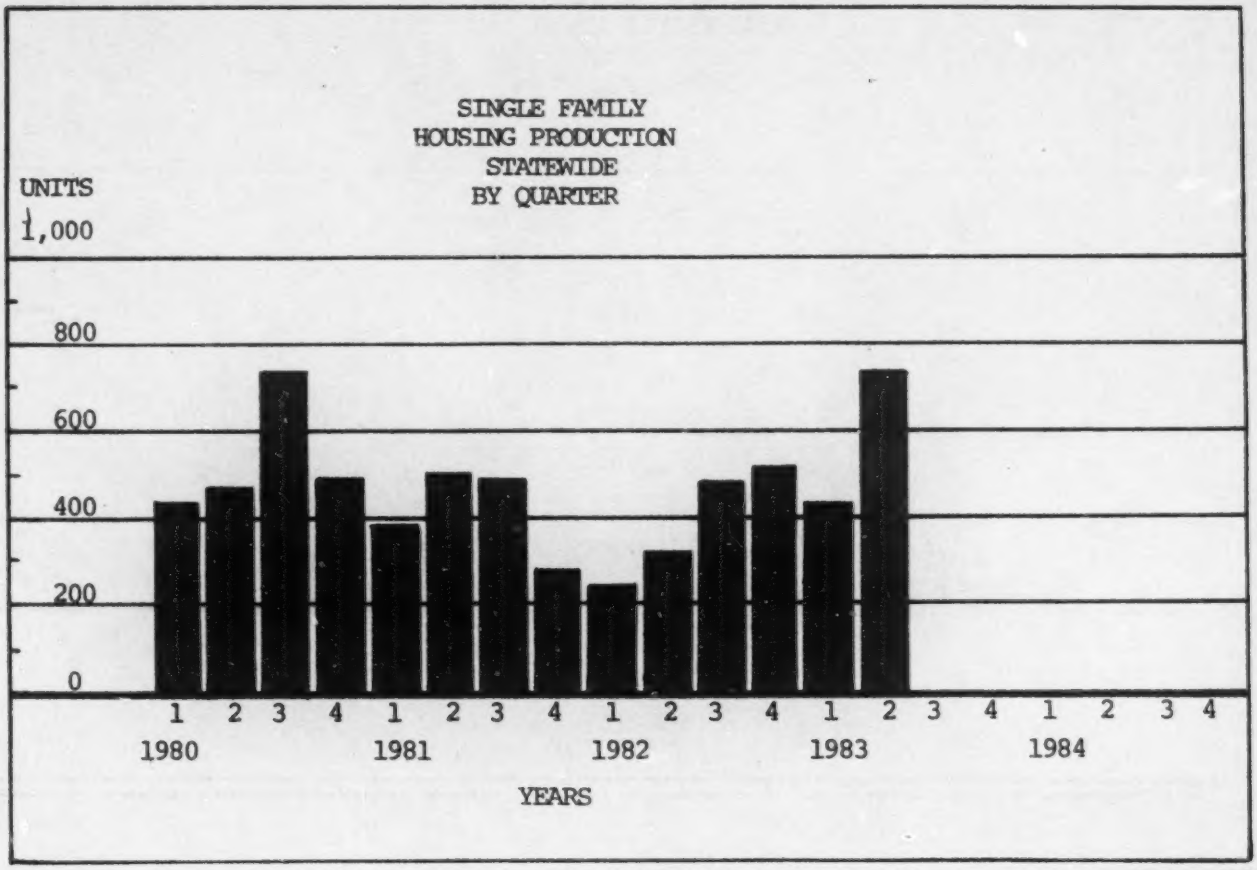
LOCATION	NUMBER OF UNITS DEMOLISHED				NUMBER OF OCCUPANCY PERMITS			
	1982		1983		1982		1983	
	2nd QTR.	TOTAL	2nd QTR.	TO DATE	2nd QTR.	TOTAL	2nd QTR.	TO DATE
NEW CASTLE								
Bellefonte	0	0	0	0	0	0	0	0
Elsmere	0	0	1	1	0	0	0	0
New Castle	0	4	0	0	0	3	0	0
Newark	1	0	0	4	1	0	1	1
Newport	-	-	0	0	-	-	0	0
Odessa	-	-	0	0	-	-	0	0
Wilmington	46	82	4	9	52	224	54	116
County Balance	12	44	8	17	122	741	218	418
COUNTY TOTAL	59	130	13	31	175	968	273	535
KENT								
Camden	-	-	0	0	-	-	0	0
Dover	0	0	0	0	10	28	24	27
Harrington	1	5	3	7	0	0	0	0
Milford (K)	0	1	0	0	0	0	146	146
Smyrna	0	0	2	5	1	9	6	6
County Balance	11	34	14	28	12	55	33	51
COUNTY TOTAL	12	40	19	40	23	92	209	230
SUSSEX								
Bethany	0	0	0	0	52	117	57	69
Bethel	-	-	0	0	-	-	0	0
Blades	-	-	0	0	-	-	0	1
Bridgeville	-	-	0	0	-	-	0	0
Dagsboro	-	-	0	0	-	-	0	0
Delmar	-	-	0	1	-	-	0	1
Dewey Beach	-	-	4	4	-	-	5	5
Fenwick Island	-	-	0	0	-	-	0	0
Georgetown	2	3	0	0	0	3	1	1
Greenwood	-	-	0	0	-	-	0	0
Henlopen Acres	-	-	0	0	-	-	-	-
Laurel	1	5	1	1	0	3	6	8
Lewes	0	0	1	2	0	6	0	0
Milford (S)	0	2	0	0	1	4	1	1
Millsboro	0	0	1	1	0	0	0	1
Milton	0	0	0	0	0	-	0	0
Ocean View	-	-	0	1	-	-	2	2
Rehoboth	1	17	0	4	13	60	6	25
Seaford	0	5	2	3	0	0	67	122
Selbyville	-	-	0	0	-	-	0	0
Slaughter Beach	-	-	-	0	-	-	-	0
South Bethany	-	-	-	0	-	-	-	4
County Balance	0	2	0	0	88	254	93	111
COUNTY TOTAL	4	34	9	17	154	447	238	353
STATEWIDE	75	204	41	88	352	1,507	720	1,118

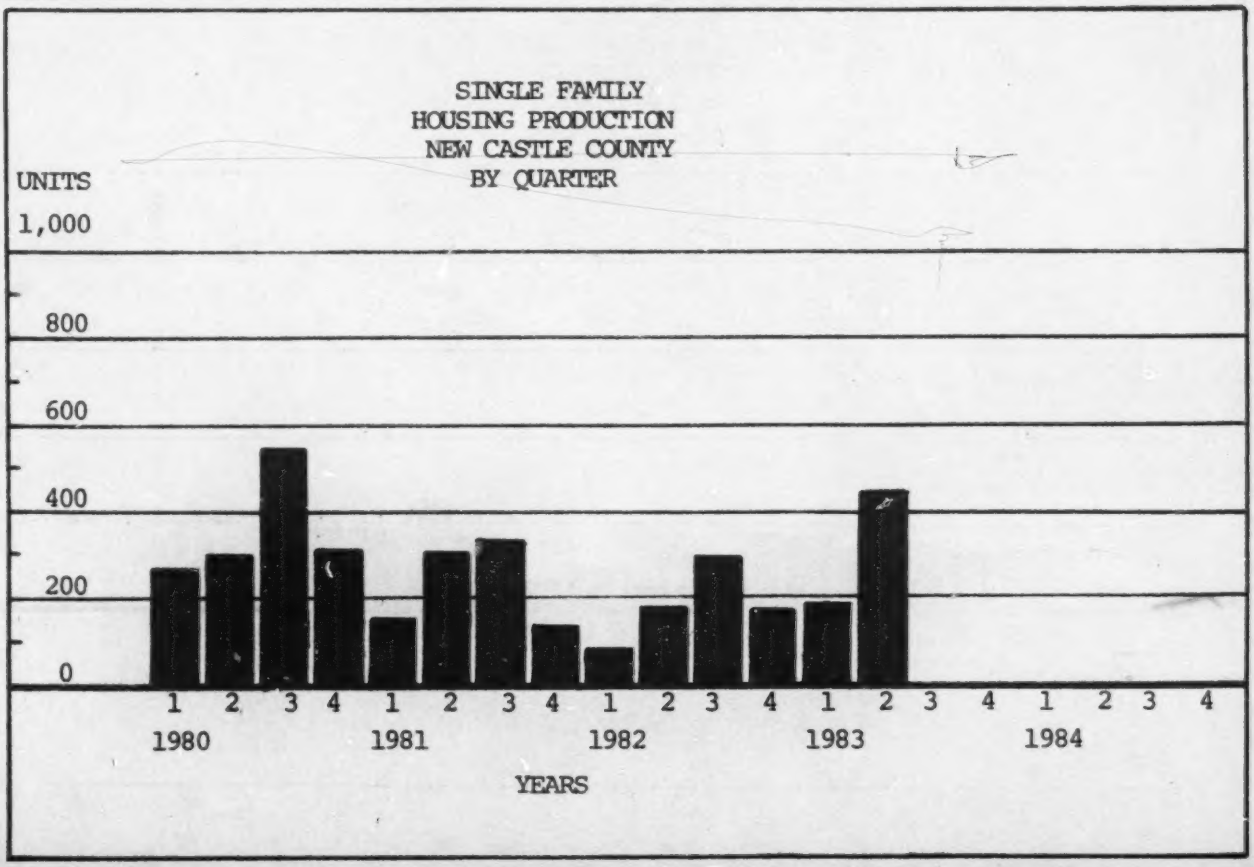
APPENDIX B

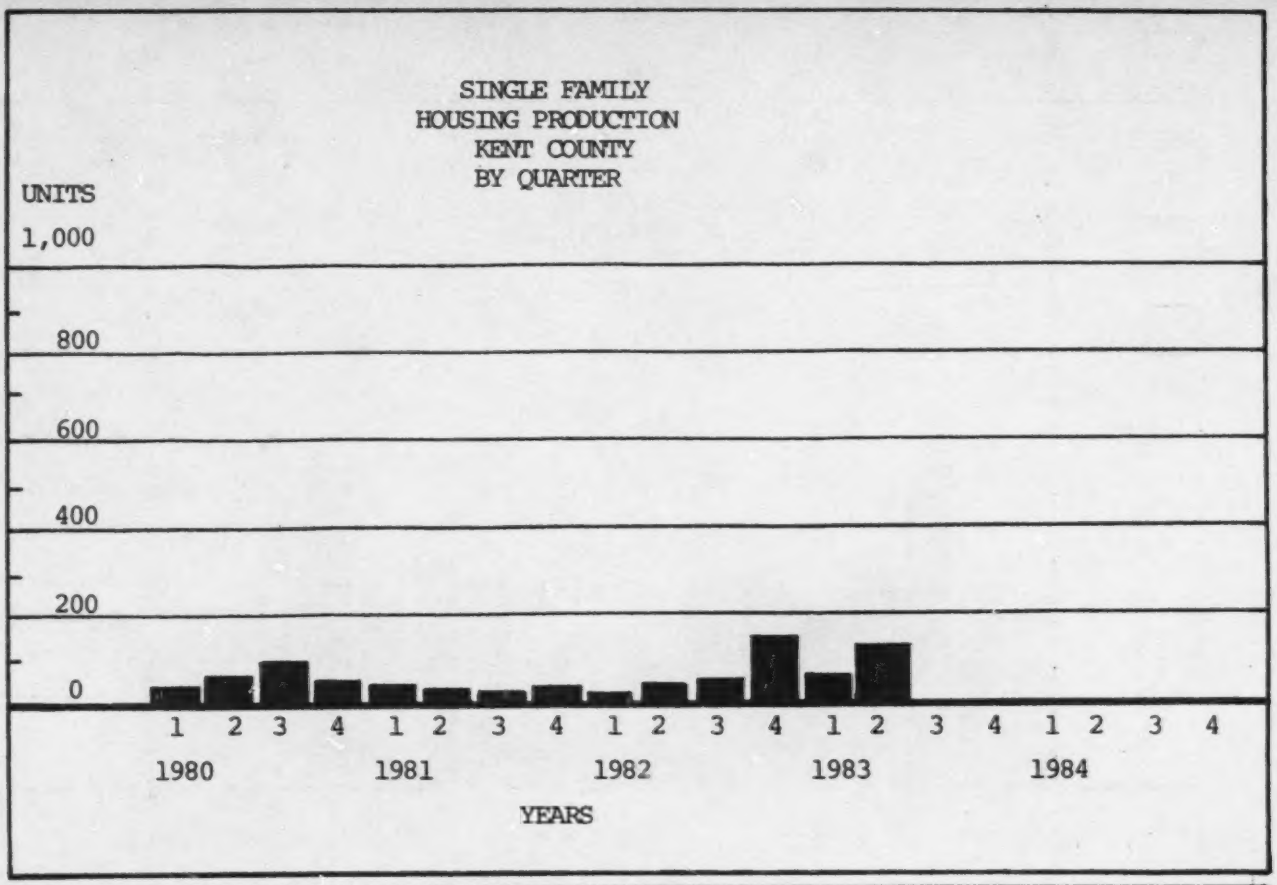
GRAPHS OF SINGLE FAMILY HOUSING PRODUCTION

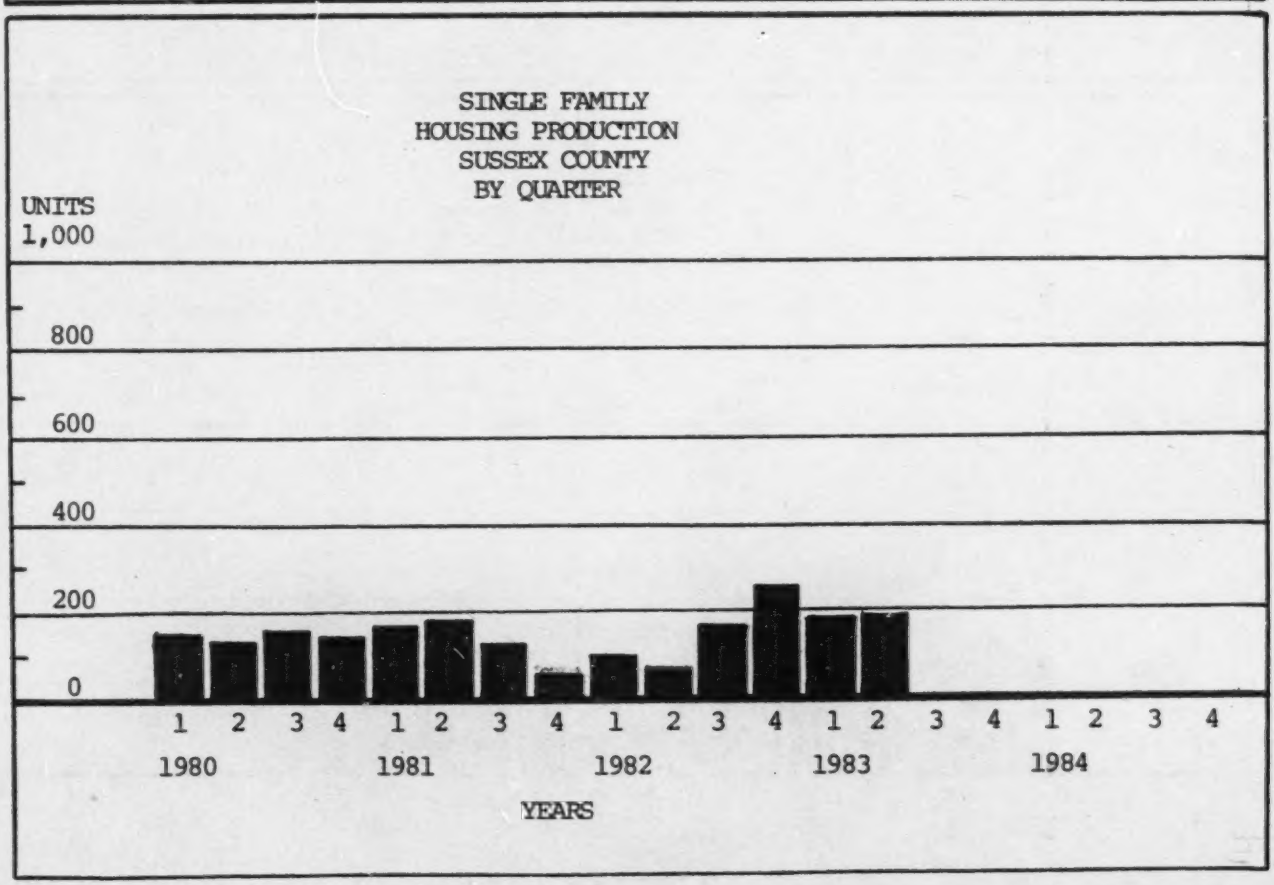
1980 - 1983

(BY QUARTER)


SINGLE FAMILY
HOUSING PRODUCTION
STATEWIDE
BY QUARTER
UNITS
1,000
800
600
400
200
0
1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
1980
1981
1982
1983
1984
YEARS


SINGLE FAMILY
HOUSING PRODUCTION
NEW CASTLE COUNTY
BY QUARTER
UNITS
1,000
800
600
400
200
0
1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
1980
1981
1982
1983
1984
YEARS


SINGLE FAMILY
HOUSING PRODUCTION
KENT COUNTY
BY QUARTER
UNITS
1,000
800
600
400
200
0
1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
1980
1981
1982
1983
1984
YEARS


SINGLE FAMILY
HOUSING PRODUCTION
SUSSEX COUNTY
BY QUARTER
UNITS
1,000
800
600
400
200
0
1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
1980
1981
1982
1983
1984
YEARS

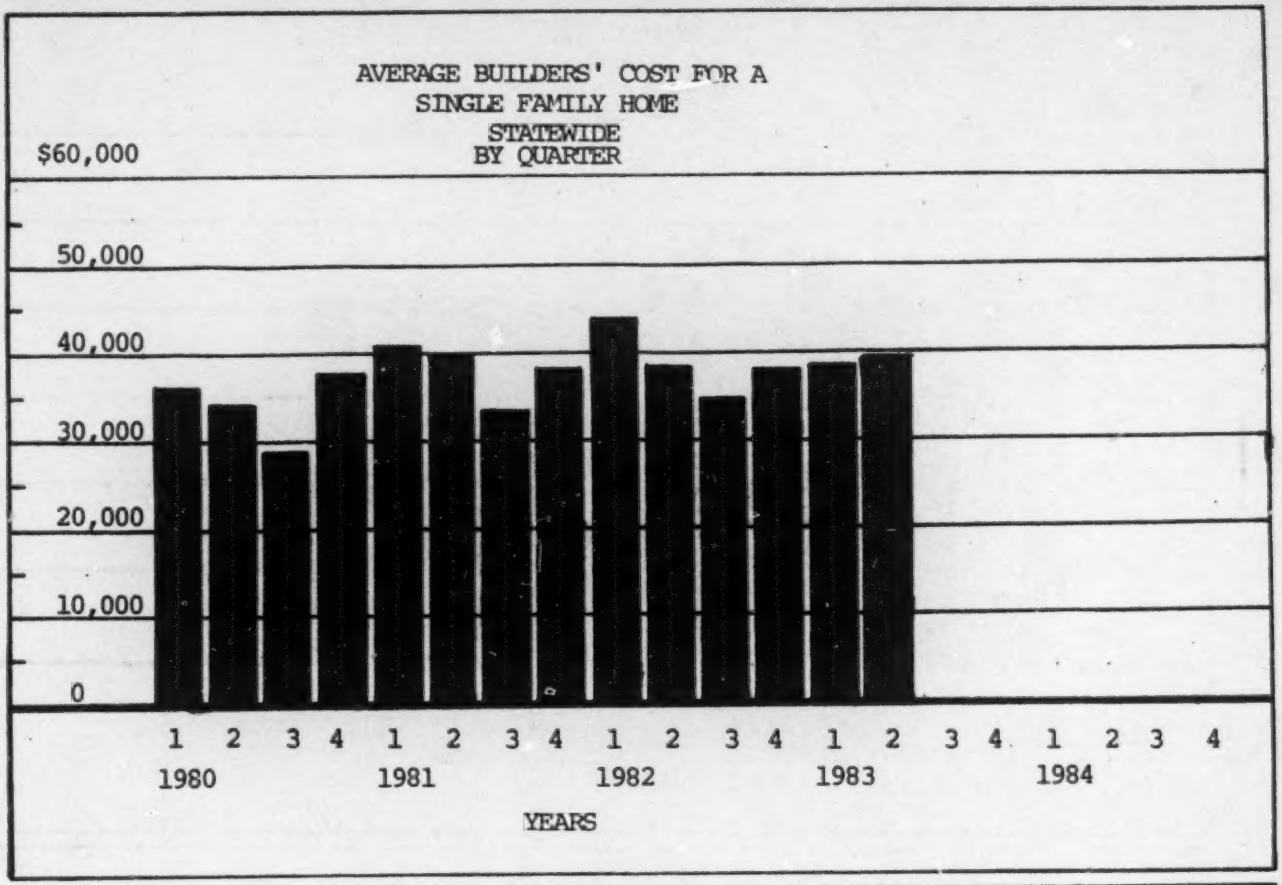
APPENDIX C

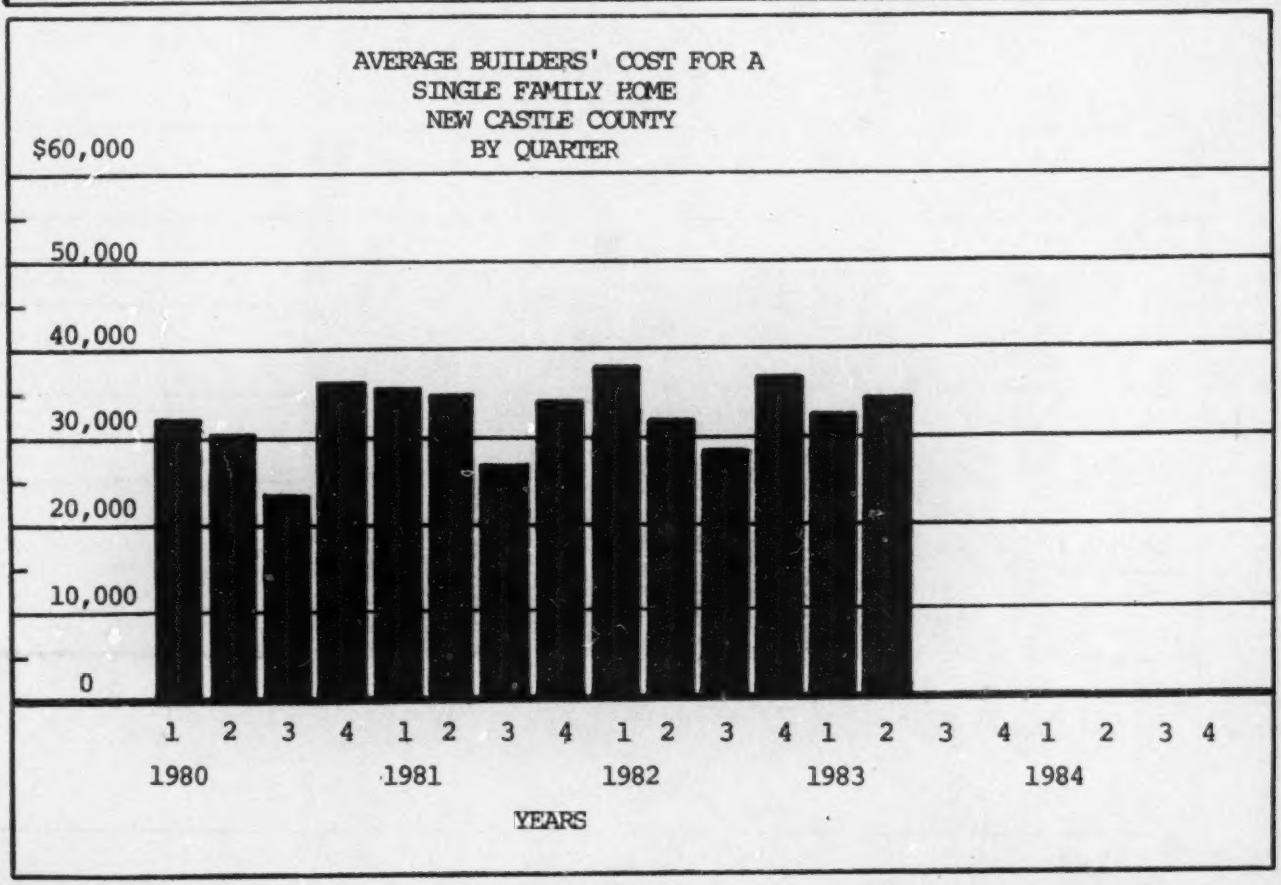
AVERAGE BUILDERS' COST

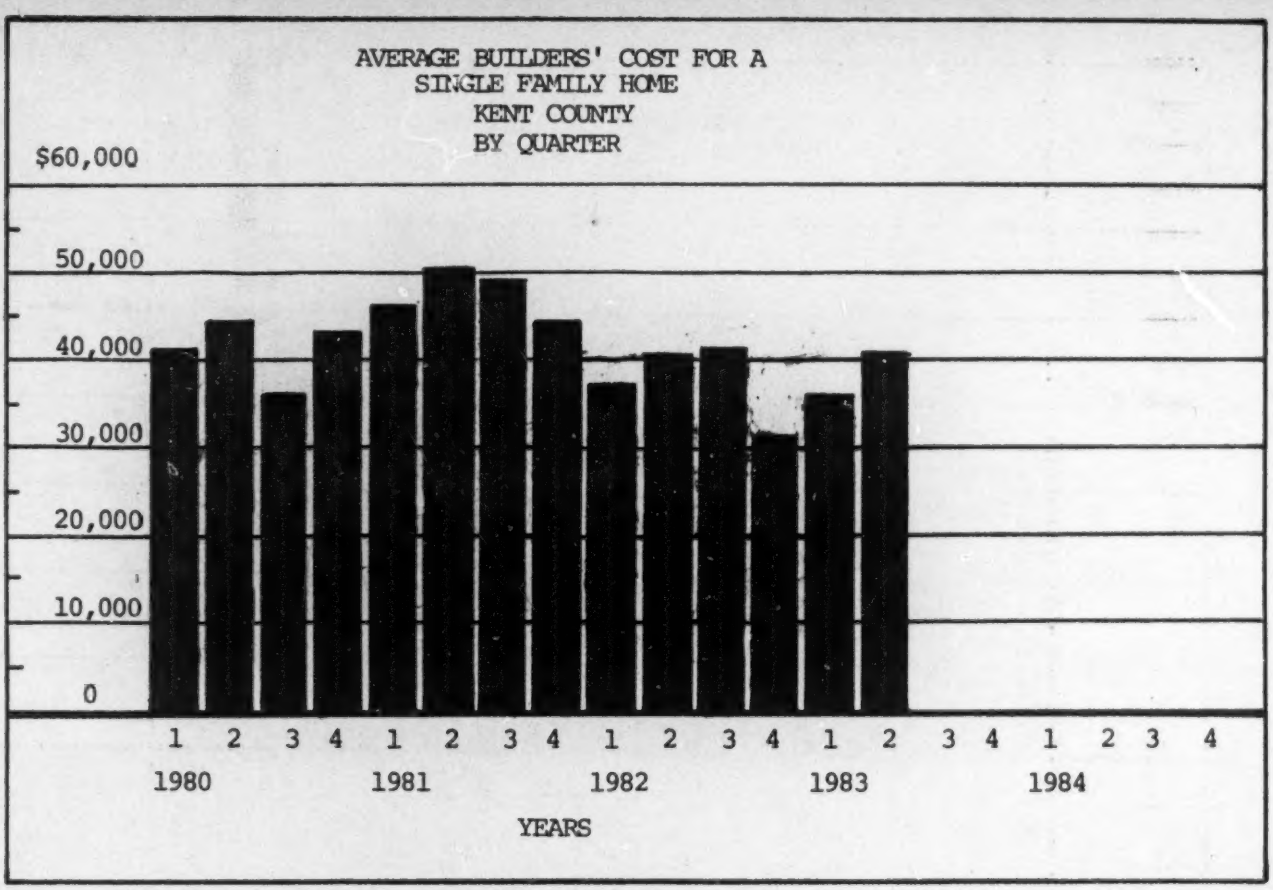
OF A SINGLE FAMILY HOME

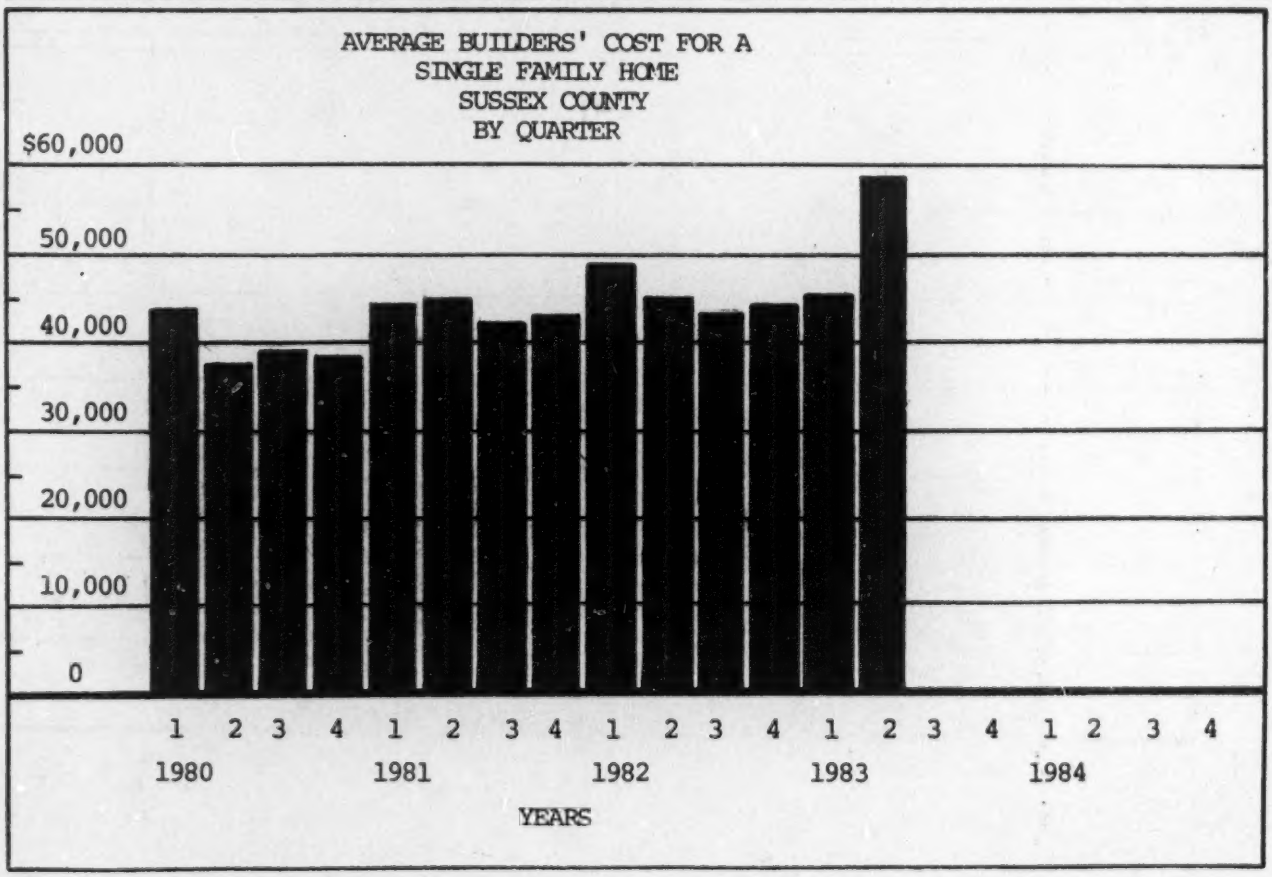
1980-1983

(BY QUARTER)


AVERAGE BUILDERS' COST FOR A
SINGLE FAMILY HOME
STATEWIDE
BY QUARTER
$60,000
50,000
40,000
30,000
20,000
10,000
0
1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
1980
1981
1982
1983
1984
YEARS


AVERAGE BUILDERS' COST FOR A
SINGLE FAMILY HOME
NEW CASTLE COUNTY
BY QUARTER
$60,000
50,000
40,000
30,000
20,000
10,000
0
1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
1980
1981
1982
1983
1984
YEARS


AVERAGE BUILDERS' COST FOR A
SINGLE FAMILY HOME
KENT COUNTY
BY QUARTER
$60,000
50,000
40,000
30,000
20,000
10,000
0
1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
1980
1981
1982
1983
1984
YEARS


AVERAGE BUILDERS' COST FOR A
SINGLE FAMILY HOME
SUSSEX COUNTY
BY QUARTER
$60,000
50,000
40,000
30,000
20,000
10,000
0
1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4 1 2 3 4
1980
1981
1982
1983
1984
YEARS